

# Basingstoke and Deane Authority Monitoring Report 2023/24

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## Executive Summary

This Authority Monitoring Report (AMR) provides monitoring and statistical data for the borough for the period from **1 April 2023 to 31 March 2024**. The purpose of the AMR is to monitor progress with the production of planning policy documents and consider the effectiveness of the council's planning policies against relevant performance indicators. This is the eighth monitoring report to be published since the adoption of the Basingstoke and Deane Borough Local Plan 2011-2029 in May 2016.

The performance of 14 neighbourhood plans adopted prior to 19 May 2023 are set out in individual monitoring proformas, which form an appendix (5) to the main report. These neighbourhood plans have been monitored in liaison with the relevant parish and town councils and, wherever possible, the reports reflect an agreed position between BDBC and the councils. New neighbourhood plans will be monitored once they have been part of the development plan for more than a year (in order to provide a sufficient timescale for monitoring).

### Progress with planning documents

Good progress was made with progressing the Local Plan Update over the monitoring period. A statutory consultation took place on the draft plan (Regulation 18) between 22 January and 4 March 2024, in line with the published Local Development Scheme. A number of evidence base studies were also published either in advance of or alongside the Regulation 181 consultation. Following the consultation, all comments were considered, to inform the evolving Plan. were

The current Local Development Scheme (LDS) sets out the intention to undertake the next statutory consultation (Regulation 19) in winter 2024/25. The council is keen to continue with updating the Local Plan and build upon progress made to date. However, the Government's consultation on a draft new National Planning Policy Framework (NPPF) over the summer proposed changes which would have a considerable impact on the borough, including a significant increase in the housing need figure. As such, the council is currently considering the potential impact of the proposed changes and an updated position, including a new LDS, will be published when the new NPPF is made available.

Over the monitoring year, two new or updated neighbourhood plans were made (adopted) for the parishes of Burghclere (as modified) and Ecchinswell, Sydmonton and Bishops Green. These neighbourhood plans now form part of the development plan and inform planning decisions in the relevant parish. Outside of the monitoring year, two further new or updated neighbourhood plans have been made for the parishes of Cliddesden and Sherborne St John (as modified). A number of other new neighbourhood plans continue to progress, such as Baughurst, Highclere and

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<sup>1</sup> [Local Plan update evidence \(basingstoke.gov.uk\)](https://www.basingstoke.gov.uk)

Silchester, whilst some of the plans are now in the process of being reviewed and updated by local communities, including Overton.

### **Duty to Cooperate**

The council has continued to work and engage with other local planning authorities and prescribed bodies during the course of the monitoring year. This has included meetings with neighbouring authorities about cross-boundary strategic issues including housing, employment land, water quality, gypsy and traveller pitch provision, liaison with Hampshire County Council regarding their relevant functions including highways and education, and relevant infrastructure providers and statutory consultees.

### **Performance of Local Plan policies**

The following table assesses the performance of the policies in the adopted Basingstoke and Deane Local Plan 2011-2029 over the monitoring period. The table captures headline targets and performance, and further commentary and explanation is provided in the report that follows.

Policy Indicator	Target	Performance in 2023/24 (at 1 April 2024)	Comparison with 2022/23
<b>Housing</b>			
Number of homes built	828 net new dwellings, as per the Standard Method	The net number of new homes delivered in the monitoring period was 685 (722 gross). This was 17% fewer dwellings than the Standard Method figure of 828 dpa.	Reduced delivery and below the borough's housing requirement – 986 net new homes were delivered in 2022/23.
Housing Land Supply	To maintain a five year supply of housing on deliverable sites	The council is able to demonstrate 4.2 years' supply of deliverable sites at the time of publication (December 2024) based on a 1 April 2024 base date. The current published NPPF (December 2023) sets out that LPAs progressing Local Plans to Regulation 18 stage need to show 4 years rather than 5 years of land supply and therefore this requirement is met.	The land supply position has worsened slightly from the 1 April 2023 position (4.27 years in 2022/23 when applying the 5% buffer) but new requirements currently apply.
% of homes built on previously developed land	To make effective use of land by reusing land that has been previously developed	45% of gross new homes were built on previously developed land. This figure reflects a notable number of homes being delivered through office to residential conversions (through permitted development) during the monitoring year, in addition to some other large sites.	A slightly smaller proportion of homes were built on previously developed land compared to 2022/23 – 50%.
Windfall sites	To deliver 50 units a year on qualifying small windfall sites.	96 net dwellings were completed on small scale windfall sites when garden land is included, compared to the Local Plan target of 50 dwellings per annum. 80 net new homes were completed when garden land is excluded.  246 (gross and net) new dwellings (42% of all net new dwellings) were completed on large windfall sites in the borough.	89 dwellings were delivered through small site windfall (including garden land) in 2022/23.

<b>Policy Indicator</b>	<b>Target</b>	<b>Performance in 2023/24 (at 1 April 2024)</b>	<b>Comparison with 2022/23</b>
		Planning applications for large windfall sites (unallocated sites) continued to come forward and contribute to housing supply.	
Regeneration	To deliver 200 net additional dwellings through regeneration up to 2029.	No units were completed as part of large regeneration schemes in 2023/24. However, the council continues to work proactively with regeneration partners including Registered Providers (RPs) to progress regeneration opportunities such as in Winklebury, where permission was granted subject to legal agreement in November 2023.	No units were completed in 2022/23.
Density of residential development	To make efficient use of land whilst responding to local context.	35% (251 gross dwellings) of completions were built at a density of 30dph or more. The density of developments responded to local context in line with ALP policies.	47% (251 gross dwellings) of completions were built at 30dph or higher in 2022/23.
New homes permitted in the countryside	To only allow development in the countryside in exceptional circumstances, as set out in Local Plan Policy SS6.	119 net dwellings were completed in the countryside. 420 net dwellings were consented in the countryside. These all either complied with ALP policy (such as through allocation in a neighbourhood plan), were allowed under permitted development rights or allowed on appeal. Of the 17 relevant appeals, eight of these were allowed by the Planning Inspectorate. The outcomes of appeal decisions are being used to shape policies in the updated Local Plan.	77 net new dwellings were completed in the countryside in 2022/23. 477 net new dwellings were consented in the countryside in 2022/23.
New homes near nuclear installations	To only allow development within the off-site emergency planning area where the Off Site Nuclear Emergency Plan can accommodate the needs	52 net (and gross) dwellings were completed within the AWE off-site emergency planning area. Seven net new dwellings (eight gross) were granted consent within the area.	29 net new dwellings were completed in the off-site emergency planning area in 2022/23. 58 net new homes were consented in the off-site

<b>Policy Indicator</b>	<b>Target</b>	<b>Performance in 2023/24 (at 1 April 2024)</b>	<b>Comparison with 2022/23</b>
	of the population in the event of an emergency.		emergency planning area in 2022/23.
Housing mix	To provide new housing which incorporates a mix of tenure, size and type to meet the borough's needs and enable accommodation for all.	A mix of size and type of market homes were delivered. 55% of the market homes delivered had two or three bedrooms.  Of the 564 net market homes completed, 322 were houses (57%) and 239 were flats (42%).	54% of market dwellings built in 2022/23 were two or three bedroom.
Affordable housing delivery	To deliver 300 (net) new affordable homes per annum	126 new build affordable homes were delivered during the monitoring year (net and gross). This is fewer than the target of 300 completions per annum set out in the Housing and Homelessness Strategy.  The figure reflects both the overall number and nature of the housing completions during the monitoring year which included a high number of permitted development schemes and older persons' schemes where no affordable homes were included. A significant upturn is forecast for 2024/5.	A decrease in delivery - 274 affordable homes were delivered in 2022/23.
Affordable housing consents	To secure 40% affordable housing on relevant sites.	Consent was given for 193 new affordable housing units in the monitoring year, 40% of the total dwellings on three sites.	Increase in the number of affordable homes secured – 133 homes secured in 2022/23.
Housing for older people and people with support needs	Where there is an unmet need in the local area, large-scale residential developments (of 200 or more homes) should incorporate specially	One qualifying planning application (for more than 200 dwellings) was approved at appeal during the monitoring year at Land at Watermill Bridge, Andover Road, Wash Water. The signed Unilateral Undertaking for the site includes	Two qualifying planning applications during 2022/23.

<b>Policy Indicator</b>	<b>Target</b>	<b>Performance in 2023/24 (at 1 April 2024)</b>	<b>Comparison with 2022/23</b>
	designed housing/specialist accommodation for older people and people with support needs.	<p>safeguarding land for homes for older people and restricting the occupation of such homes to people aged 55 and over.</p> <p>There was a net loss of nine bed spaces (five dwellings), as one site was converted to a residential dwelling and there were no additional bed space completions.</p> <p>31 gross and 30 net new dwellings for older persons and people with support needs were consented across two sites.</p>	
Self-build and custom housebuilding	To grant sufficient development permissions to meet the demand for self-build and custom housebuilding in the borough.	<p>11 individuals joined Part 1 of the self-build register during base period 9 (31 October 2023 - 30 October 2024). There are now 339 individuals on the council's register.</p> <p>Under the Right to Build, the council had a duty to grant permission for 296 self/custom build plots by 30 October 2024 (the number of individuals joining the Self-Build Register up to 30 October 2021). Planning permission had been granted for a total of 413 plots so this requirement has been met.</p>	Small increase in registrations overall - 328 individuals were registered on the council's self-build register at 30 October 2023 (the figure has slightly decreased compared to last year's AMR figure as individuals on Part 2 of the register were previously included).
Gypsy and traveller accommodation	To make provision to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople, as indicated in the most recent Gypsy and	No gypsy and traveller pitches received permission during the monitoring period. The council is unable to demonstrate a five year supply of pitches in terms of the 2017 GTAA position.	Four gypsy and traveller pitches were consented in 2022/23, and a five-year supply of pitches could be demonstrated.

<b>Policy Indicator</b>	<b>Target</b>	<b>Performance in 2023/24 (at 1 April 2024)</b>	<b>Comparison with 2022/23</b>
	Traveller Needs Assessment.		
Housing delivery through neighbourhood planning	To deliver new homes in the borough's smaller settlements, in line with the requirements of Local Plan Policy SS5.	Local communities in smaller settlements continue to make progress with meeting the housing delivery requirements, as set out in Local Plan Policy SS5.  Of the eighteen settlements named in the policy, fourteen had met their policy requirement by 31 March 2024.	Fourteen settlements had met the SS5 policy requirement by 31 March 2023.
Design of housing monitored through Building for a Healthy Life assessments: overall picture	The majority of large developments (by unit number) will be of a high-quality, and based upon a robust design-led approach.	Overall, six qualifying large sites (528 homes) were assessed against the nationally recognised Building for a Healthy Life criteria. 70% of assessed dwellings were on schemes rated as 'good' or 'very good'.	58% of dwellings were on sites rated as good or very good in 2022/23.  Excluding permitted development schemes, 93% of dwellings were rated as good or very good in 2022/23.

<b>Policy Indicator</b>	<b>Target</b>	<b>Performance in 2023/24 (at 1 April 2024)</b>	<b>Comparison with 2022/23</b>
Design of housing monitored through Building for a Healthy Life assessments: Non Permitted Development Schemes		When permitted development schemes are removed from the figures, 89% of the assessed dwellings (414 dwellings) scored either 'very good' or 'good'. Of the remaining 44 dwellings that were not from Permitted Development, all received an average score (11%).	
<b>Environmental Management and Climate Change</b>			
New development in strategic gaps	To only allow development in strategic gaps in the exceptional circumstances, set out in Local Plan Policy EM2.	One planning application for a new dwelling and five planning applications for new buildings or structures were allowed in a strategic gap, as defined in the ALP under Policy EM2. All of the proposals were considered to not affect the integrity or openness of the relevant gap and were in line with policy criteria.	Five planning applications for new dwellings and four planning applications for new buildings or structures were approved in the strategic gap in 2022/23.
SSSIs and SINCS	To not permit development that would cause harm to SSSIs and SINCS in accordance with Local Plan Policy EM4.	15 planning applications were granted on sites which included land within Sites of Importance for Nature Conservation (SINC), including three planning applications for new dwellings. These proposals were considered to not cause harm to SINCS and therefore met policy criteria. Conditions were included in each case to make the developments acceptable and compliant with ALP policy. One planning application was refused due to harm on SINCS.	28 planning applications were approved within SINCS in 2022/23, including eight planning applications for new dwellings.

<b>Policy Indicator</b>	<b>Target</b>	<b>Performance in 2023/24 (at 1 April 2024)</b>	<b>Comparison with 2022/23</b>
		No planning applications for new dwellings were approved where part of the site was within a Site of Special Scientific Interest (SSSI).	
Habitat enhancements	To secure opportunities for biodiversity enhancement and habitat creation and restoration where possible	Biodiversity enhancements were secured by condition on 13 planning applications in order to create or restore habitats and secure a net gain in biodiversity.	Habitat enhancement schemes were secured by condition on 24 planning consents in 2022/23.
Thames Basin Heaths Special Protection Area (SPA)	To provide appropriate mitigation for developments within 5km or 7km of the Thames Basin Heaths Special Protection Area in accordance with Policy EM3.	<p>One new dwelling was approved within 5km of the Thames Basin Heaths SPA and a contribution to mitigation was secured through the S106 agreement.</p> <p>Four dwellings were approved within 5-7km of the Thames Basin Heath SPA. They were not required to provide SPA mitigation due to the small scale nature of the development (under the 50 unit threshold).</p> <p>One dwelling was completed within 5-7km of the SPA during the monitoring year. This was also a small scheme where no mitigation measures were considered necessary.</p>	<p>In 2022/23, 10 new dwellings were approved within 5-7km of the SPA.</p> <p>One dwelling was completed within 7km of the SPA, which was small scale.</p>
Green Infrastructure	To protect and enhance the quality and extent of public open space.	Three planning applications which increased the built form were approved on land within the green infrastructure network. These were found to be acceptable when assessed against the criteria of Policy EM5.	Three planning applications were approved on land within the green infrastructure network in 2022/23.
Water quality	To work in partnership to protect, manage and improve the water quality	As reported in the 2023 AMR, the 2022 Water Framework Directive (WFD) classifications published in August 2023 indicated that the overall ecological classification of the Loddon	No new data released, same information presented in 2022/23.

Policy Indicator	Target	Performance in 2023/24 (at 1 April 2024)	Comparison with 2022/23
	<p>of the borough's water environment, particularly with regards to the requirements of the Water Framework Directive (WFD).</p>	<p>(Basingstoke to River Lyde confluence at Hartley Wespoll) had improved from poor to moderate. The classification of the physico-chemical quality elements had effectively remained the same.</p> <p>The classification of dissolved oxygen deteriorated from good to moderate for the Lower Enborne. The EA considered that this was due to an incident in 2019 which caused the dissolved oxygen level to drop, coupled with limited sampling during the COVID pandemic.</p> <p>There were improvements in the WFD classifications of eight other elements in various water bodies across the borough.</p>	
Nutrient Neutrality	<p>To protect the integrity of designated and proposed European designated sites.</p>	<p>Proposals in the catchment of the River Test and Itchen need to show nutrient neutrality due to potential impacts on internationally designated sites in the Solent. 21 planning applications (45 dwellings) within the area were granted during the monitoring year due to available strategic mitigation schemes or site related solutions being found. Four further consents (120 dwellings) were granted for applications comprising variation to conditions or variation to a legal agreement in respect of previously approved applications. Strategic mitigation schemes were available for nitrogen mitigation (and proposed as mitigation in 13 of the applications).</p> <p>In the River Itchen catchment, where both phosphorus and nitrogen impacts need to be addressed, four applications (six dwellings) had their planning decision delayed. Whilst there is no strategic mitigation available as yet for phosphorus, some</p>	<p>Four planning applications had their planning decision delayed in 2022/23.</p>

<b>Policy Indicator</b>	<b>Target</b>	<b>Performance in 2023/24 (at 1 April 2024)</b>	<b>Comparison with 2022/23</b>
		<p>proposals were able to demonstrate mitigation through the replacement of septic tanks with more effective package treatment plants.</p> <p>However, three planning applications and two Habitats Regulations applications (seven dwellings) remain delayed (at the end of the monitoring period) due to the lack of phosphorus mitigation.</p>	
Managing Flood Risk	Development within areas of flood risk from will only be permitted if it is demonstrated to be appropriate in that location.	No planning applications were granted permission contrary to advice from the Environment Agency (EA). Whilst the EA initially objected to three applications, following further liaison the objections were removed prior to approval.	One planning application was granted contrary to advice from the Environment Agency. This was because no objection had been raised to a previous permission for the site which remained extant and it was not considered reasonable to refuse the application.
Sustainable energy and water use	To encourage commercial generation of energy from renewable and low carbon resources unless there are adverse environmental, economic or social impacts.	No planning applications were considered for commercial renewable energy generation. Permission was granted for a number of small renewable projects and/or supporting infrastructure. The council continued to require new dwellings and large non-commercial buildings to meet water efficiency standards set out in Local Plan Policy EM9.	Five planning applications were approved for commercial renewable energy generation in 2022/23.
Air quality	To ensure development is not detrimental to quality of life and does	The council monitors air quality in the borough annually and published its Air Quality Annual Status Report in May 2024. No Air Quality Management Areas were required in the monitoring	No new Air Quality Management Areas were

<b>Policy Indicator</b>	<b>Target</b>	<b>Performance in 2023/24 (at 1 April 2024)</b>	<b>Comparison with 2022/23</b>
	not, pose an unacceptable risk to health or the natural environment.	year (these are required where air quality needs to be improved due to national air quality objectives not being met).	required to be declared in 2022/23.
Historic Environment	To ensure development conserves or enhances the quality of the borough's heritage assets in a manner appropriate to their significance.	A number of Conservation Area Appraisal and Management Plan are currently being updated.	The North Waltham Conservation Area Appraisal and Management Plan SPD was adopted.
<b>Economic Development</b>			
Employment Land	To secure sufficient employment land to meet the borough's need.	23,730m <sup>2</sup> of gross employment floorspace was completed during the monitoring period. Taking into account other losses, the net change in employment floorspace was a gain of 17,133m <sup>2</sup> .  There is approximately 21ha of available employment land in the borough (within Strategic Employment Areas or with planning permission).	There was a net loss of 7,417m <sup>2</sup> in 2022/23.  Slight decrease in available floorspace - approximately 24ha of floorspace was available in 2022/23.
Job creation	The Local Plan will aim to support the creation of between 450-700 (net) jobs per annum.	BRES data indicates that there was an increase in jobs within the borough from September 2022 to September 2023 (300 employee jobs) when looking at the annual data and three year average.	Employment levels increased in last year.
Basing View	Basing View will be protected as a high quality employment site	One planning application was consented during the monitoring year for 1,450m <sup>2</sup> of new office floorspace at Norden House. Refurbishment is underway at Grosvenor house and	An extension to Quantum House commenced. Four planning applications were

<b>Policy Indicator</b>	<b>Target</b>	<b>Performance in 2023/24 (at 1 April 2024)</b>	<b>Comparison with 2022/23</b>
	for employment use (B1 class), as well as containing a mix of town centre uses and residential (300 units).	Mountbatten House (now renamed Plant). One planning application was approved for minor applications within Basing View which contribute to the regeneration process.	approved for improvements to existing buildings and supporting infrastructure.
Retail	To support the vitality and viability of centres.	751m <sup>2</sup> of new retail floorspace was completed over the monitoring year.	240m <sup>2</sup> of new retail floorspace was completed during 2022/23.
Rural Economy	Development proposals for economic uses in the countryside will be permitted where they accord with policy EP4.	67 planning applications were granted that support economic development in the countryside, while a small number of applications were refused.	69 planning applications were granted in 2022/23.
Leisure and Tourism	New and improved leisure facilities will be permitted at Basingstoke Leisure Park where there is no significant adverse impact on existing town or district centres within Basingstoke.	No planning applications for new and improved leisure facilities were submitted on the Leisure Park.	No planning applications for new and improved leisure facilities were submitted on the Leisure Park.
<b>Infrastructure</b>			
Facilities and services	To protect, provide and improve facilities and services where they are required.	63 planning applications were granted that resulted in new or enhanced community facilities and local services.  Five applications were approved for the loss of essential facilities or services and one application was allowed at	55 planning applications were granted for additional community facilities and services in 2022/23.

<b>Policy Indicator</b>	<b>Target</b>	<b>Performance in 2023/24 (at 1 April 2024)</b>	<b>Comparison with 2022/23</b>
		<p>appeal. In each case, evidence was submitted to justify the loss against the criteria of ALP Policy CN7 or CN8.</p>	<p>Three planning applications were approved for the loss of essential facilities and services. Sufficient evidence was submitted to justify the loss.</p>
<p>Delivery of new infrastructure</p>	<p>To provide and contribute towards the provision of additional services, facilities and infrastructure.</p>	<p>New transport, education, community and green infrastructure was delivered across the borough.</p> <p>The fifth Infrastructure Funding Statement (IFS) was published in December 2024 and provides details of money received and infrastructure provided in association with new development and provided through Section 106 agreements, in addition to collected CIL.</p>	<p>New transport, education, community and green infrastructure was delivered in the borough.</p>

## Section 1: Introduction

- 1.1 The Authority Monitoring Report (AMR) covers the period from **1 April 2023 to 31 March 2024**.
- 1.2 The purpose of the AMR is to monitor progress with the council's Local Development Documents (as set out in the Local Development Scheme (LDS)) and to monitor the effectiveness of the council's planning policies. The contents of this document meet the requirements set out in Section 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.3 The AMR also reports on progress with the preparation of planning documents (including neighbourhood plans and the Community Infrastructure Levy (CIL)), and how the council is meeting the duty to cooperate.
- 1.4 The AMR reviews and reports on the effectiveness of the policies in the Local Plan 2011-2029, which was adopted in May 2016. This includes whether the council is meeting its housing requirement. With the adopted Local Plan being more than five years old, this is now set by the Standard Method and the figure for 2023/24 was 828 new homes.
- 1.5 The AMR also monitors the performance of made Neighbourhood Plans in the borough. In each case the monitoring indicators and the outcomes of the monitoring have been discussed and agreed with the relevant parish or town councils, as much as is possible. The AMR provides data to assess the effectiveness and continuing relevance of these plans and, if necessary, considers the need for alterations to the plans and policies to reflect changing circumstances. It is also being used as evidence for the council's Local Plan Update.
- 1.6 Where possible, performance has been assessed against indicators and targets set out in the relevant Plans and, in the case of the Local Plan, other council strategies. Where relevant, outcomes have been compared to previous years.

## Section 2: Key contextual characteristics of Basingstoke and Deane

### Spatial characteristics of the borough

- 2.1 Basingstoke and Deane borough covers an area of over 63,000 hectares (245 square miles), and comprises the town of Basingstoke and extensive areas of predominantly rural land. The borough population was estimated to be 185,200 people<sup>2</sup> in Census 2021, an increase of 17,400 (10%) since the 2011 Census. By 2022, the population stood at 190,200<sup>3</sup>. In 2023, there were 1,938 births<sup>4</sup> and 1,465 deaths<sup>5</sup>. In 2021, 117,210 residents lived within Basingstoke town which was 63%<sup>6</sup> of the total population making Basingstoke town the largest settlement in the borough. The second largest settlement in the borough is Tadley on the northern borough boundary. There are also a number of small towns and larger villages including Whitchurch, Oakley, Overton, Bramley, Kingsclere and Old Basing.
- 2.2 Approximately 65.2%<sup>7</sup> of the borough is covered by agricultural land, with a further 17.4% covered by trees and woodland and 7.1% in other land in greenfield use. Much of the western part of the borough falls within the North Wessex Downs National Landscape (over 20,330 hectares (79 square miles)).

### Population

- 2.3 Compared to the South East of England and the national average, the borough has a relatively young population, with a higher proportion of working age residents and a lower proportion of pensioners. The borough's population profile has aged in recent years and this trend will continue into the future. 18%<sup>8</sup> of the population is aged 65 or over (33,700 people). By 2040, this is projected to increase to 22%<sup>9</sup>.

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<sup>2</sup> Census 2021

<sup>3</sup> ONS Mid-Year Population Estimates, 2023

<sup>4</sup> ONS Birth Characteristics, 2023

<sup>5</sup> ONS Deaths registered summary statistics, 2023

<sup>6</sup> Census 2021, sum of output area population weighted centroids within Basingstoke Town SPB

<sup>7</sup> OS MasterMap, 2021

<sup>8</sup> ONS Mid-Year Population Estimates, 2022

<sup>9</sup> Basingstoke and Deane Borough Council Housing Market Assessment population projection

## Dwellings and households

2.4 In 2023, it was estimated that there were 80,520 dwellings in the borough<sup>10</sup>. This is expected to increase to 86,420 dwellings by 2029<sup>11</sup>. Average household size in 2021 and 2011 was 2.4 people per household, which had declined from 2.45 in 2001 and is projected to continue to fall, reaching 2.30 by 2030<sup>12</sup>. The number of dwellings and households is expected to grow over time.

## Housing affordability prices and rents

2.5 Basingstoke and Deane remains one of the most affordable local authority areas in north Hampshire and Berkshire (neighbouring authorities), although housing still remains unaffordable to many.

2.6 The 2023 median house price in Basingstoke and Deane was £345,000, below the South East figure of £380,000<sup>13</sup>. The median house price to median workplace-based earnings ratio was 8.84, the second lowest figure across Hampshire districts. This means the median house price was over eight times median earnings<sup>14</sup>. This shows that the borough is relatively more affordable than some parts of Hampshire but there remains a mismatch between earnings and house prices. The median house price has increased in the borough over recent years but decreased slightly from 2022 (£347,500) to 2023 (£345,000).

2.7 The median monthly private rental value for a two-bedroom property in the borough was £950, below the South East overall (£1,000). The lower quartile private rental value was £895, £20 more expensive than across the South East (£875). Furthermore, Basingstoke and Deane had an upper quartile value of £1,050 from April 2022 to March 2023 compared to the South East figure of £1,200<sup>15</sup>.

## Education and Skills

2.8 The borough has 15 infant schools, 14 junior schools, 28 primary schools and 10 secondary schools, as well as two further education colleges. The borough has a well-qualified workforce and the 2021 Census showed that 35.2% of the population aged 16 and over were educated to degree level or equivalent. This compares to 35.8% in the South East and 33.9% in England. There were also fewer people in the borough with no formal

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<sup>10</sup> Hampshire County Council, Small Area Population Forecasts, 2023 based

<sup>11</sup> Hampshire County Council, Small Area Population Forecasts, 2023 based

<sup>12</sup> ONS Household Projections, 2018 based

<sup>13</sup> ONS Ratio of house price to workplace-based earnings (median), 2023

<sup>14</sup> ONS Ratio of house price to workplace-based earnings (median), 2023

<sup>15</sup> ONS Private Rental Market Summary Statistics in England, 2023

qualifications (14.2%), compared to the South East (15.4%) and England (18.1%).

## Economy

- 2.9 83.4% of the borough's working age population (aged 16-64) is economically active. This remains consistently higher than the South East average (82.3%) and England average (78.8%)<sup>16</sup>.
- 2.10 Unemployment in the borough is low at around 3.4%. This is lower than England (3.9%)<sup>17</sup>. The unemployment rate has fallen since its peak following the Covid-19 pandemic in 2020-21.

## Health

- 2.11 At the time of the 2021 Census, 50.1% of the population described their health as 'very good', which is slightly above the Hampshire average (49.2%).
- 2.12 Life expectancy at birth is the number of years that a person can expect to live based on the year they were born and their sex. Male life expectancy at birth (80.85 years) is lower than female life expectancy (83.52 years)<sup>18</sup>. The slope index of inequality measures the difference in life expectancy between the most and least deprived areas within the borough. It is expressed in years. The 2018-20 slope index of inequality is 3.4 years for females and 7.4 years for males<sup>19</sup>.
- 2.13 More information on the environment, population, health, local communities, education, housing and the economy can be found in the council's Key Facts document which is available to view on the council's website<sup>20</sup>.

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<sup>16</sup> ONS Annual Population Survey, April 2023-March 2024. Economically active refers to people aged 16-64 who are either in employment or unemployed.

<sup>17</sup> ONS model based estimates of unemployment, 2024

<sup>18</sup> ONS Life expectancy estimates, all ages, UK, 2020-2022

<sup>19</sup> Public Health England Slope Index of Inequality, 2018-2020

<sup>20</sup> <https://www.basingstoke.gov.uk/Basingstoke-and-Deane-key-facts>

## Section 3: Progress with planning documents (Local Development Scheme)

<b>Target</b>
To meet timescales for the preparation of documents as set out in the Local Development Scheme and published timetables.
<b>Relevant policies</b>
n/a
<b>Outcome and key findings as of 1 April 2024</b>
<ul style="list-style-type: none"> <li>• The council took the decision to update its Local Plan in 2019. The plan making process progressed in line with the published timetable over the monitoring year.</li> <li>• Two neighbourhood plans were made (adopted) during the monitoring year at Ecchinswell, Sydmonton and Bishops Green (May 2023) and Burghclere (as modified) (May 2023). Two further neighbourhood plans were submitted in the monitoring year and have since been made at Sherborne St John (modified) and Cliddesden.</li> </ul>

### Local Plan

- 3.1 The Basingstoke and Deane Local Plan 2011-2029 was adopted in May 2016, replacing the Basingstoke and Deane Borough Local Plan Review 1996-2011. The document sets out the council's vision and strategy for the borough up to 2029, and contains allocations and policies to guide the determination of planning applications.
- 3.2 National guidance promotes the concept of an on-going cycle of plan making and review. This is reinforced by the statutory requirement in paragraph 33 of the National Planning Policy Framework (NPPF) to review Plans every five years to assess if they need updating. Following a review of the adopted Local Plan and considering changes to national planning policy and also local priorities and circumstances, the council took the decision to update the adopted Local Plan in May 2019.

## Local Development Scheme

- 3.3 A Local Development Scheme (LDS) provides a project plan identifying which planning policy documents will be produced by a Local Planning Authority (LPA) and when, including the Local Plan. Since 2019 work has progressed on updating the borough's Local Plan, including establishing a robust and suitable evidence base, holding a call for sites consultation to identify available sites for consideration for future development and the completion of an Issues and Options consultation in late 2020. An overview of the comments received from the consultation were published on the council's website<sup>21</sup> with the feedback helping to shape the progress of the Local Plan Update.
- 3.4 Progress has continued over the monitoring year, with a draft version of the Local Plan Update being published for consultation (Regulation 18) between 22 January and 4 March 2024. This was supported by suitable evidence and assessments, including an Integrated Impact Assessment. The current LDS timetable for the LPU is outlined below.

Table 3.1: Local Plan Update timeframe

Milestone	Explanation	Expected Date
Issues and Options consultation	The Issues and Options consultation represented the first public consultation stage in the update process. This is a non-statutory stage of consultation.	Completed-consultation took place between September – November 2020
Consultation on draft Plan (Regulation 18)	This statutory stage includes a six week consultation on a draft Plan, which will set out the council's preferred strategy for accommodating future growth. Comments made at this stage will help to shape the next stage of the Plan.	Completed – consultation took place between January – March 2024
Publication of Submission Draft Local Plan (Regulation 19)	This involves the publication of the Plan in a form which the council believes to be sound and which it intends to submit for examination. This stage includes a further six week consultation period. Comments must specifically relate to the legal compliance and soundness of the plan.	Winter 2024/25

<sup>21</sup> <https://www.basingstoke.gov.uk/issues-and-options>

<b>Milestone</b>	<b>Explanation</b>	<b>Expected Date</b>
Submission (Regulation 22)	This is when the plan is submitted by the council to the Secretary of State. The evidence base and the representations made during the Submission Plan consultation are also provided to the Secretary of State. The Examination of the Local Plan starts at this point.	Spring 2025
Examination and Main Modifications	The examination involves an independent Planning Inspector testing the plan for legal compliance and soundness. This process includes an examination in public when public hearings are held.	Summer 2025
Adoption	The final stage in the process is the formal adoption of the Plan by the council. Once adopted it forms part of the development plan for the area and will guide future development.	Winter 2025/26

- 3.5 The current Local Development Scheme (LDS) sets out the intention to undertake the next statutory consultation (Regulation 19) in winter 2024/25. The council is keen to continue with updating the Local Plan and build upon progress made to date. However, the Government's consultation on a proposed new National Planning Policy Framework (NPPF) over the summer introduced changes which would have a considerable impact on the borough, including a significant increase in the housing need figure. As such, the council is currently considering the potential impact of the proposed changes and an updated position, including a new LDS, will be published when the new NPPF is made available.

### **Neighbourhood development plans**

- 3.6 Neighbourhood planning enables local communities to decide the future of the places where they live and work and to have more say in where new development should go. Neighbourhood development plans may allocate sites for development and include more detailed development management policies, for example to define how new development should look.
- 3.7 Prior to the monitoring year, 13 neighbourhood plans had been made (adopted) across the borough in Oakley and Deane, Overton, Bramley, Sherfield on Loddon, Sherborne St John, Whitchurch, St Mary Bourne, Kingsclere, Old Basing, Wootton St Lawrence, Burghclere, Ashford Hill with Headley and East Woodhay. During the monitoring year, two additional neighbourhood plans were made or updated, in Ecchinswell, Sydmonton and Bishops Green and Burghclere (modified). All 14 plans have been monitored in conjunction with the relevant Parish and Town Councils, and the findings are set out in Appendix 5.

- 3.8 During the monitoring year, the Sherborne St John (as modified) Neighbourhood Plan and Cliddesden Neighbourhood Plan were submitted to the council. In terms of the former, the council formally decided that the Cliddesden Neighbourhood Plan could proceed to referendum and this took place outside of the monitoring year on 20 June 2024 where it received 187 votes in favour of making the Plan (97.9% of votes). As more than 50% of those voting in the referendum voted 'yes' the neighbourhood plan became part of the statutory development plan for the parish. The Sherborne St John Neighbourhood Plan modifications were not considered to change the nature of the Plan so it was not considered necessary to have a referendum. The Plan was made in May 2024, based on the examiner's recommendations.
- 3.9 The total number of made plans in the borough was 14 at the end of the monitoring period (31 March 2024). These plans are being used alongside the Local Plan when determining development proposals in the relevant neighbourhood plan area.
- 3.10 As of July 2024, 19 neighbourhood areas had been designated in the borough. A map showing the progress of neighbourhood plans in different parts of the borough is attached in **Appendix 1**.
- 3.11 Full details of the progress with all the neighbourhood plans across the borough can be found on the council's website at:  
<https://www.basingstoke.gov.uk/neighbourhoodplansprogress>
- 3.12 Neighbourhood Plans within the borough continue to be progressed. This includes new Plans such as Baughurst, Highclere and Silchester, whilst some of the plans are now in the process of being reviewed and updated by local communities, including Overton. The council will continue to actively support the neighbourhood planning process.

### Supplementary Planning Documents (SPDs)

- 3.13 A full review of the borough's supplementary planning guidance was undertaken following the adoption of the Local Plan 2011-2029, and the council adopted a number of development management SPDs relating to Housing, Parking Standards, Landscape, Biodiversity and Trees, Heritage and Design and Sustainability, along with a number of site-specific development briefs for the Local Plan site allocations at Manydown, East of Basingstoke and Redlands, Upper Cufaude Farm and Basingstoke Golf Course. To view all published SPDs and planning guidance please visit:  
<https://www.basingstoke.gov.uk/supplementary-planning-documents>.
- 3.14 The suite of SPDs which were due to be produced following the adoption of the Local Plan have been completed and are being actively used to shape development in the borough, informing relevant planning decisions.

However, there continues to be a rolling programme for updating the borough's Conservation Areas Appraisals, with St Mary Bourne and Stoke, Upton Grey, Newnham, Ellisfield and Cliddesden currently being updated.

### **Climate Emergency Declaration**

3.15 In 2019, councillors unanimously agreed to support a motion to declare a Climate Emergency. The Climate Emergency declaration includes a number of ambitious targets and actions and the council has pledged to:

- Make the council's operations carbon neutral by December 2025 by ensuring that 100% of its heating and electrical needs are met from renewable sources and cease the purchase and/or lease of any vehicle that is not low carbon.
- Work towards making Basingstoke and Deane net zero carbon by 2030, ahead of the current 2050 target, ensuring that reducing carbon emissions is embedded in all relevant council decision making.
- Undertake a Local Plan Update with climate change at its heart and supported by policies that will drive zero carbon and sustainable development.

3.16 The council adopted a [Climate Change and Air Quality Strategy](#), in March 2021. The strategy includes a series of actions to meet relevant targets and progress against this Action Plan is reported annually to the council's Environment and Infrastructure Committee and published on the council's climate change webpages<sup>22</sup>.

3.17 Recognising the significant further action required to eliminate the borough's remaining net emissions and become net zero, the council recently commissioned an assessment by climate experts Carbon Trust to map out how the borough could achieve this. Based on this work, alongside extensive internal and external engagement, the council plans to review the existing Climate Change and Air Quality Strategy over the course of 2025.

### **Other Policy Documents, including Local Plan Update evidence**

3.18 To support the Local Plan Update, the council has progressed or commissioned a number of evidence base studies which are listed below. A number of studies were completed and published over the monitoring year and the table below captures these and other relevant planning policy information that has been published.

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<sup>22</sup> <https://www.basingstoke.gov.uk/climate-change-and-air-quality-strategy>

Table 3.2: Key evidence base studies underway or commissioned as part of the Local Plan Update

Name of Study	Description of expected outcomes	Timescale
<a href="#">Draft Policies Map Booklet</a> And <a href="#">Draft Policies Map</a>	To show the land use designations and allocations relating to the Draft Local Plan Update (Regulation 18).	January 2024 (published with Regulation 18 consultation)
<a href="#">Draft Infrastructure Delivery Plan</a>	To identify the infrastructure required to meet the spatial objectives set out in the Draft Local Plan Update.	January 2024 (published with Regulation 18 consultation)
<a href="#">Strategic Housing and Economic Land Availability Assessment (SHELAA)</a>	To review the availability, suitability and achievability of land for housing and economic development. This is produced internally and is updated annually. It provides a list of sites promoted for either housing or economic land uses. It does not allocate any land for those purposes, but provides a list of options for consideration as part of the process of producing the LPU.	Updated version published each December
<a href="#">Water Cycle Study (WCS)</a> And <a href="#">Addendum to the Water Cycle Study</a>	To assess the capacity of the borough's water supply and wastewater treatment infrastructure to accommodate any future growth and consider the impact of growth on the borough's water environment.	Water Cycle Study published May 2022  Addendum published 2024 (published with Regulation 18 consultation)
<a href="#">Strategic Flood Risk Assessment (SFRA)</a>	To identify flood risk across the borough from all sources, including flooding from rivers and surface water.	July 2021
<a href="#">Retail and Main Town Centre Uses Study</a>	To consider the current vitality and viability of the borough's shopping centres and identify the need for future floorspace over the plan period.	December 2020
<a href="#">Hotels Study</a>	The study reviews the local hotel market and identifies how demand might change in the future.	August 2019
<a href="#">Landscape Character Assessment</a> and <a href="#">Landscape Sensitivity Study</a>	To identify and describe the variation in character of the borough's landscape while the sensitivity study will consider the landscape capacity and sensitivity of the promoted development sites in order to help assess their relative suitability for accommodating development.	Landscape Character Assessment published in May 2021  Landscape Sensitivity Study published in April 2021
<a href="#">Local Green Spaces Technical Paper</a>	This paper explains the methodology used to assess sites for potential Local Green Space designation. It includes the outcomes of assessments on all of the green spaces promoted to the council, with a	January 2024 (published with Regulation 18 consultation)

Name of Study	Description of expected outcomes	Timescale
	concluding list of proposed areas suitable for Local Green Space designation in the Local Plan Update.	
<a href="#">Strategic Gap Technical Paper</a>	This paper provides information on the approach of including a strategic gap policy in the Local Plan Update, providing the context and rationale for the strategic gap designations in the borough by assessing relevant areas for designation as gaps and defining their extent.	January 2024 (published with Regulation 18 consultation)
<a href="#">Valued Landscapes Study</a> And <a href="#">Valued Landscapes Study Figure 1</a>	This study assesses the landscapes of the borough and considers their potential to be designated as Valued Landscapes, a local designation to safeguard the most valued areas of landscape outside of the North Wessex Downs National Landscape.	Valued Landscapes Study and Figure 1 published February 2023
<a href="#">Basingstoke Town Centre Masterplan</a>	Masterplan setting out a vision and principles to shape the future of the town centre. This is a council strategy document rather than a planning document and was Adopted by the council in 2022.	December 2022
<a href="#">Site Selection Report</a>	Considers the suitability of sites for allocation for future development to meet identified needs over the plan period. This report explains the site options that have been considered and outlines why sites have been proposed, or not proposed, for allocation at this stage. It also includes a sequential test assessment for flood risk.	2023 (published with Regulation 18 consultation)
<a href="#">Settlement Study</a>	To consider the needs and opportunities for growth in the borough's towns and villages (excluding Basingstoke Town)	January 2024 (published with Regulation 18 consultation)
<a href="#">Leisure and Recreational Needs Assessment</a> (LRNA)	To consider the existing and future needs of the borough for open space, sport and recreational facilities.	July 2022 (published with Regulation 18 consultation)
Gypsy and Traveller Needs Assessment (GTAA)	To consider the accommodation needs of gypsies and travellers resorting to the borough.	2017 (currently being updated)
<a href="#">Housing Market Assessment</a> (HMA) and <a href="#">Affordable Housing Needs Update</a>	The HMA assesses the borough's future housing needs, identifying the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period to meet household and population projections.	Housing Market Assessment (HMA) published in September 2020  Affordable needs update June 2023

Name of Study	Description of expected outcomes	Timescale
		(published with Regulation 18 consultation)
<a href="#">Interim Transport Assessment</a>	Identifies the patterns of movement around the borough by all modes of transport, by both residents and visitors. The assessment will evolve to reflect progress on the LPU and updated versions will be published at suitable stages.	Interim Transport Assessment published January 2024 (published with Regulation 18 consultation)
<a href="#">Economic Needs Assessment</a> (ENA)	This sets out the borough's employment land needs over the plan period, specifically in relation to office, industrial and logistics floorspace.	December 2023 (published with Regulation 18 consultation)
<a href="#">Climate Change Topic Paper</a>	This paper sets out how the proposed four climate change policies in the draft Local Plan Update have been developed. The paper draws together relevant national planning policy, legislation and guidance in addition to local evidence to justify the policy approach that has been taken to ensure that the council's Climate and Ecological Emergency declarations are appropriately addressed.	December 2023 (published with Regulation 18 consultation)
<a href="#">Climate Change Study</a>	To consider the amount of energy used in the borough, and what the future impacts of climate change on the borough are likely to be and how these can be mitigated in future.	November 2021
<a href="#">Basingstoke and Deane Borough Council Net Zero Policy</a>	Paper to inform and justify the draft Local Plan Update's energy requirements for new homes.	August 2023 (published with Regulation 18 consultation)
<a href="#">Cost assessment of net zero carbon policy options</a>	To assess the build costs of net zero homes	September 2023 (published with Regulation 18 consultation)
<a href="#">Basingstoke Urban Design Framework</a>	This provides a high-level contextual survey and analysis of Basingstoke town to help underpin the design policies in the Local Plan Update.	December 2020
Integrated Impact Assessment (incorporating Sustainability Appraisal, Strategic Environmental Assessment, Health Impact Assessment, Equalities Impact Assessment) and	This assessment is undertaken alongside the preparation of a Local Plan and is an important tool in making informed decisions that actively address the issue of sustainability. The appraisal process compares, analyses and evaluates different options for the planning of the borough; identifies how to maximise the positive impacts of plan	Integrated Impact Assessment published December 2023 (published with Regulation 18 consultation)  Habitats Regulation Assessment published December

Name of Study	Description of expected outcomes	Timescale
<a href="#">Habitats Regulation Assessment</a>	options and minimise the negative impacts.	2023 (published with Regulation 18 consultation)
<a href="#">Brownfield Land Register</a> (part 1)	To provide up-to-date information on brownfield land which is suitable for housing, as required by the Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017.	Published each December alongside the AMR.
<a href="#">Biodiversity Net Gain</a>	Mandatory biodiversity net gain commenced for major development on the 12 February 2024 and for 'small site' development on 2 April 2024. Every grant of planning permission, subject to some exceptions, is deemed to have been granted subject to meeting the biodiversity gain objective of at least a 10% increase in biodiversity value, quantified using Defra's statutory biodiversity metric.	February 2024

3.19 The council will publish evidence base documents on the council's website<sup>23</sup> as they are completed or when considered suitable to support the development of the LPU. It is possible to register for updates on the LPU via council's website at: <https://www.basingstoke.gov.uk/lpu-news>

#### Article 4 Direction

3.20 During 2019/20, the council implemented a non-immediate Article 4 Direction to remove permitted development rights for the change of use from commercial to residential uses at three of the borough's Strategic Employment Areas, namely Basing View, land at Chineham Business Park and Hampshire International Business Park. The direction was confirmed in March 2019 and came into force on 1st October 2019.

3.21 The government has since made significant changes to the qualifying criteria for serving Article 4 Directions and also imposed a time limit on existing Article 4 Directions. The original Article 4 Direction is still in force, but now only prevents the conversion of B8 (storage and distribution) uses in those areas. The council re-served the Article 4 for a reduced geographical coverage to encompass just Basing View. This came into force in September

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<sup>23</sup> Via <https://www.basingstoke.gov.uk/local-plan-update-evidence>

2022. Further details are available to view at:

<https://www.basingstoke.gov.uk/A4D2018>

- 3.22 An Article 4 Direction has also been in place since July 2011 to require planning permission to create a House in Multiple Occupation (HMO) in Basingstoke town and Chineham and the surrounding villages of Old Basing, Oakley and Sherborne St John, including West End<sup>24</sup>. The Article 4 aims to balance meeting the need for this type of housing to be available in the borough with ensuring that a change to an HMO does not have an impact on established communities. The areas were identified to address specific concerns in Basingstoke town centre and avoid any knock-on effect for surrounding areas.

### **Community Infrastructure Levy (CIL)**

- 3.23 The council's Community Infrastructure Levy (CIL) came into effect on 25 June 2018. This is reported on annually through the Infrastructure Funding Statement (IFS)<sup>25</sup> and is therefore not repeated here.

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<sup>24</sup> <https://www.basingstoke.gov.uk/HMO-planning-control>

<sup>25</sup> <https://www.basingstoke.gov.uk/CIL?chapter=82840#chapter82840> (under spending strategic CIL)

## Section 4: Duty to Cooperate

- 4.1 The Local Planning Authority is required to co-operate with other local planning authorities and prescribed bodies in relation to strategic matters. This is also a requirement of national policy and within the NPPF<sup>26</sup>. The Planning & Compulsory Purchase Act S33A (4) (a) (as amended by the Localism 2011 Act) defines a strategic matter as '*sustainable development or use of land that has or would have a significant impact on at least two planning areas...*' This includes the provision of strategic infrastructure.
- 4.2 The duty requires:
- councils and public bodies to 'engage constructively, actively and on an ongoing basis' to develop strategic policy;
  - councils to set out planning policies to address such issues, and
  - councils to consider joint approaches to plan making.
- 4.3 In line with the regulations, the council formally consults the prescribed organisations during consultation periods on emerging planning documents. The council also consults relevant bodies informally and proactively in the development of its policies and approaches.

### Summary of key duty to cooperate actions and outcomes

- Engagement with Hampshire County Council (HCC) and Highways England regarding strategic infrastructure provision in the borough, most notably relating to the highway network, implementation of the Transport Strategy and the developing Transport Assessment for the draft LPU and associated studies and masterplans.
- Engagement with HCC regarding education provision associated with the draft LPU and also specific development schemes.
- Engagement with HCC as Lead Local Flood Authority regarding Catchment Plans and Local Flood and Water Management Strategy in association with SFRA and the draft LPU.
- Ongoing engagement with Homes England regarding relevant development proposals.
- Ongoing engagement with the development industry concerning local deliverability issues and housing delivery monitoring, in addition to potential future development sites promoted for consideration through the draft LPU.
- Discussions with Network Rail to provide updates on local projects and to discuss strategic issues.

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<sup>26</sup> Specifically in paragraphs 24- 27 of the NPPF.

- Meetings about the protection of the Thames Basin Heaths Special Protection Area with other affected local authorities (including Hart) and Natural England.
- Attending the Partnership for South Hampshire Water Quality Working Groups which is also attended by the Environment Agency, Natural England, Hampshire and the Isle of Wight Wildlife Trust and Local Planning Authorities in Hampshire. Working with PfSH Strategic Environment Planning Officer Team in respect of nutrient neutrality and strategic mitigation solutions. Working with Southern Water Local Authority Stakeholder Group (co-ordinated by Wealden District Council).
- Specific meetings with the relevant water companies (Southern Water, South East Water and Thames Water), the Environment Agency and Natural England regarding the developing LPU, with the aim of agreeing Memorandums of Understanding regarding roles and responsibilities.
- Engagement with the Integrated Care Board regarding healthcare capacity and provision.
- Joint working on biodiversity and Nature Recovery Networks with interested parties including HCC, Natural England; the Environment Agency, the North Wessex Downs AONB group, local interest groups and neighbouring authorities.
- Engagement with the Health and Safety Executive, West Berkshire Emergency Planners, Hampshire County Council and the Off-Site Emergency Planning Group in relation to the implications of the Atomic Weapons Establishment (AWE) at Aldermaston and Burghfield and regarding future growth at Tadley in light of its proximity to the Atomic Weapons Establishment.
- Formal duty to co-operate meetings and correspondence with neighbouring authorities regarding cross boundary issues, including Winchester, West Berkshire, East Hampshire and Test Valley.
- Meetings with town and parish councils engaged in neighbourhood planning and on the draft LPU.

## Section 5: Housing policies

### 5.1 Housing delivery

- 5.1 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, councils are required to report on the housing delivery that has taken place during the past monitoring year. The monitoring of housing delivery in the borough is undertaken in partnership with Hampshire County Council, in order to ensure that monitoring is consistent and robust across the county.

#### Number of homes built

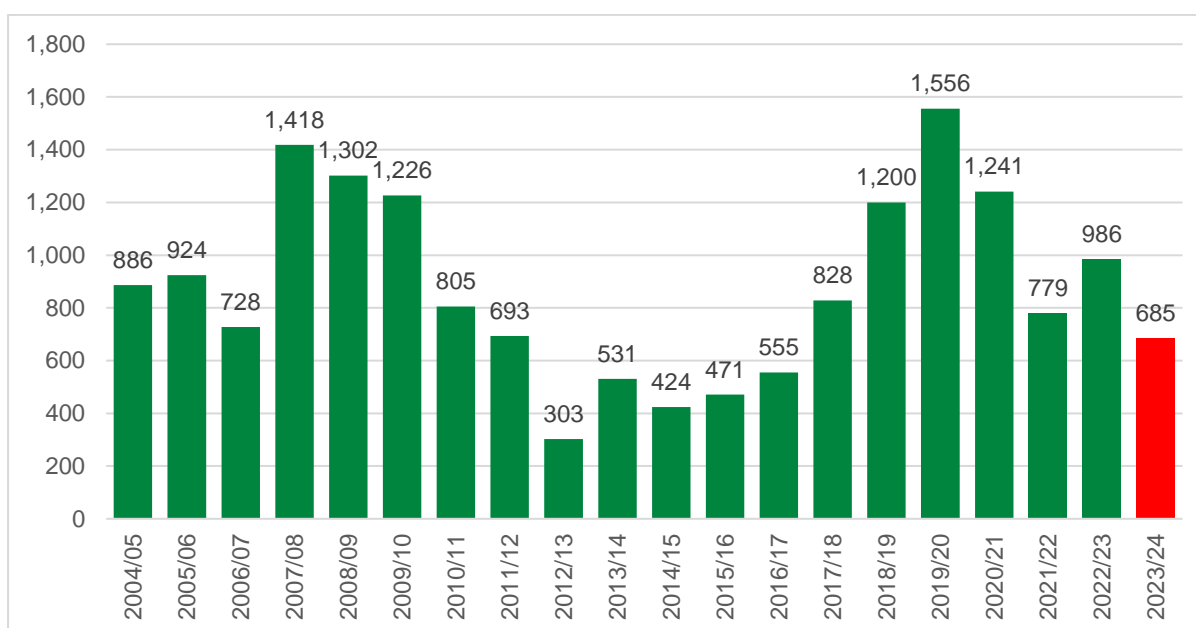
<b>Target</b>
Previous target was to deliver 850 net new dwellings per annum as per the Adopted Local Plan target. Post May 2021 (given that the Plan is over five years old), the number of dwellings has been set by the Standard Method (SM). For 2023/24 this was 828 new homes.
<b>Relevant policies</b>
Local Plan Policy SS1 (Scale and Distribution of New Housing)
<b>Outcome and key findings</b>
<ul style="list-style-type: none"><li>685 net additional dwellings (722 gross) were completed during the monitoring year. This was 17% fewer dwellings than the Standard Method figure of 828 dpa.</li></ul>

- 5.2 A total of 685<sup>27</sup> net homes were delivered during the monitoring year (722 gross). This figure represents a decrease in delivery since last year and is below the SM target of 828 homes. A variety of reasons sit behind the fall in delivery including a drop in the number of delivering sites and also slower than predicted delivery on a number of sites due to market related issues.

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<sup>27</sup> Includes nine bed space C2 losses, discounted to five dwellings (the nine bed spaces have been reduced by 46% in line with national guidance which states that for residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published 2011 Census data).

Figure 5.1: Net additional new dwellings between 2004/05 and 2023/24



5.3 86% (589 net dwellings) of the new dwellings were delivered on large sites (of 10 dwellings or more). There were windfall completions on brownfield sites at Former Police Station, London Road and through permitted development at Normandy House. There were also a number of completions on allocated greenfield sites around Basingstoke. This included Basingstoke Golf Course, Hounsome Fields, Swing Swang Lane and Redlands. A smaller number of dwellings were also delivered around the borough’s other towns and villages which have made neighbourhood plans, including Land off Two Gate Lane, Overton and Land to East of Station Road, Oakley.

Table 5.1: The most significant sites for housing delivery in 2023/24 monitoring year

Housing Site	Planning Reference	Site type	Completions
Basingstoke Golf Course (Local Plan Policy SS3.11)	19/00971/OUT, 21/01323/RES	Greenfield Site	132
Normandy House	20/02039/GPDOFF	Previously Developed Land	114
Hounsome Fields, Basingstoke (Local Plan Policy SS3.12)	15/04503/OUT, 18/02513/RES, 19/03286/RES, 21/00993/RES, 21/01482/RES	Greenfield Site	64
Former Police Station, London Road, Basingstoke	19/01822/FUL	Previously Developed Land	56
Swing Swang Lane, Basingstoke	17/02846/OUT, 20/03587/RES	Greenfield Site	54

Housing Site	Planning Reference	Site type	Completions
(Local Plan Policy SS3.1)			
42-46 New Road, Tadley	21/00671/FUL	Previously Developed Land	47
Redlands, Basingstoke (Local Plan Policy SS3.7)	16/02457/OUT, 19/02773/RES	Greenfield Site	42
Land Off Two Gate Lane, Overton (Overton Neighbourhood Plan Policy SS1)	20/00789/FUL	Greenfield Site	37

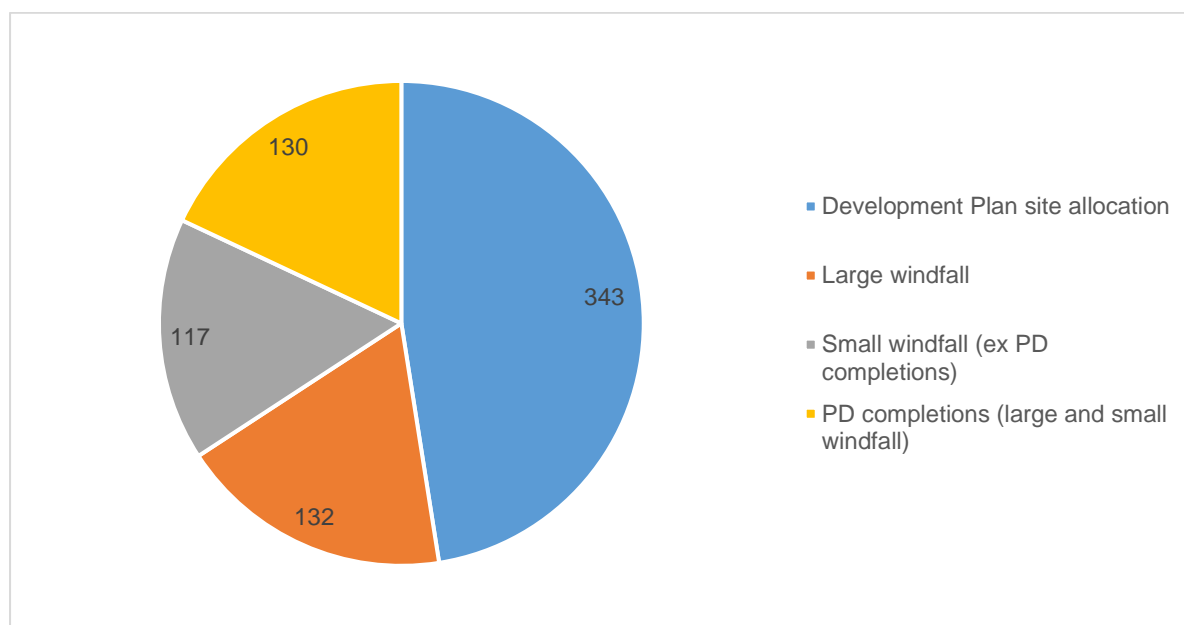
5.4 Of the 722 gross completions:

- 48% of dwellings (**343 dwellings**) were on site allocations identified in the development plan (Local Plan and made Neighbourhood Plans).
- 18% of dwellings (**132 dwellings**) were on large windfall sites excluding permitted development (10 or more dwellings).
- 18% of dwellings (**130 dwellings**) were from permitted development schemes<sup>28</sup>, and
- 16% of dwellings (**117 dwellings**) were on small windfall sites excluding permitted development (less than 10 dwellings) including garden land.

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<sup>28</sup> PD conversions would also fall within the classification of windfall development, however have been separated in the breakdown for clarity.

Figure 5.2: Breakdown of gross dwellings delivered in the 2023/24 monitoring year



5.5 As set out above, conversions under permitted development rights contributed a notable number of new homes. 130 gross and net completions were from permitted development rights (18% of gross and 19% of net completions) over the monitoring year. These completions were at Normandy House (20/02039/GPDOFF) and on small sites. As shown in Table 5.2, permitted development continues to make a positive contribution to housing delivery.

5.6 The contribution from prior approvals is expected to continue although at a much lower level over the shorter term, only six units from permitted development conversions were recorded as being under construction at 31 March 2024 and there are no outstanding permissions for large site permitted developments.

Table 5.2: Homes delivered from conversions under permitted development (since permitted development rights introduced in 2013).

Year	No of schemes completed	New dwellings delivered	% of total housing delivery (net)
2013/14	0	0	0
2014/15	0	0	0
2015/16	7	189	40%
2016/17	9	84	15%
2017/18	2	45	5%
2018/19	4	33	3%
2019/20	2	343	22%

Year	No of schemes completed	New dwellings delivered	% of total housing delivery (net)
2020/21	9	129	10%
2021/22	1	92	12%
2022/23	11	379	38%
2023/24	5	130	19%
<b>Total</b>	<b>50</b>	<b>1,424</b>	<b>15%</b>

## Five year housing land supply position

<b>Target</b>
To maintain a five-year supply of housing on deliverable sites
<b>Relevant policies</b>
Local Plan Policy SS4 (Ensuring a supply of deliverable sites)
<b>Outcome and key findings</b>
A housing land supply of <b>4.2</b> years can be demonstrated against the 1 April 2024 Standard Method figure of 828.

### Housing Requirement

- 5.8 National planning policy (NPPF, December 2023) requires Local Planning Authorities (LPA) to actively manage their HLS and, in cases where Local Plans are more than 5 years old, demonstrate that the authority can identify a supply of specific deliverable sites for the next five years.
- 5.9 More specifically, the National Planning Policy Framework (NPPF) states that councils should identify annually the supply of specific deliverable sites against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old. Planning Policy Guidance advises that in other circumstances i.e. where the plan is older than 5 years or has been assessed and requires review, *‘the 5-year housing land supply will be measured against the area’s local housing need calculated using the standard method’*.
- 5.10 The borough’s adopted Local Plan reached its fifth anniversary in May 2021 and therefore calculations of land supply must currently be measured against the local housing need using the Standard Method (SM). Under the SM, the requirement should use the 2014-based household projections. For the base date of 2024, 79,994 households were projected for the borough and for 2034, 86,351 households were projected. As such, over the ten-year period, a basic requirement of 6,357 new homes is required, equating to 636 new homes per

annum. The latest affordability ratio for Basingstoke and Deane (ONS house price to workplace-based earnings ratio), published in March 2024, is 8.84 (previously 9.24 and 8.9). showing an improvement in local affordability. This results in a requirement uplift of 1.3025 to the base household projections. Therefore, using the SM, the housing requirement for the borough at 1 April 2024 was **828 new homes per annum**.

- 5.11 A SM annual local housing requirement of 828 dwellings equates to a five-year housing requirement of 4,140 units. Any shortfall in past delivery is removed once the SM is used, as the calculations take account of relevant delivery in future projections.
- 5.12 National planning policy previously required a buffer (moved forward from later in the plan period) to be added to the supply that is provided to meet the identified housing requirement. The current NPPF (December 2023) updated that position so that only LPAs failing the Housing Delivery Test (HDT) need to add a buffer. Rather than considering future development rates, the HDT assesses the number of homes actually built in local authority areas over the previous three years and compares these against local housing requirements. The NPPF states that for councils that fail the Test with 85% or less, a buffer of 20% must be applied to land supply calculations. For the 2022 HDT (published in December 2023), Basingstoke and Deane met the rolling three-year housing target with completions of 3,577 units compared to a requirement of 2,217 – 161%. As a consequence, the borough does not need to apply a buffer.
- 5.13 The current NPPF (December 2023) introduced a new consideration in relation to HLS which is relevant to the borough. Paragraph 226 states: *‘For decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years’ worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need’*
- 5.14 The council published a draft Local Plan Update in January 2024 which met the above requirements in relation to Regulation 18 and therefore only four years of supply needed to be demonstrated up to December 2025 (two years post NPPF publication).

## Land supply position using December 2023 NPPF approach

- 5.15 The council's evidence for housing land supply calculations is gathered on a site by site basis and is informed by consultation with individual landowners, housebuilders and agents on an at least annual basis. This allows the council to use relevant data for the site in question including sales, marketing and phasing information and to identify any specific considerations applicable to individual sites rather than applying an average taken from a national dataset. The council only includes sites that are deliverable at the base date (1 April 2024) and not new sites which are consented after that date. The council does gather monitoring information after the base date as part of preparing the AMR, consistent with relevant appeal decisions. The information provided in the consultation is critically reviewed by officers to ensure that a robust position is given in the land supply schedules. Lead-in times and build out rates used are also externally validated and agreed with Hampshire County Council (HCC) every year.
- 5.16 Appendix 3 of the AMR lists all of the sites included in the land supply calculations and provides a summary of the outcomes of the consultation with the landowners, housebuilders and agents. It identifies a supply of deliverable sites amounting to 3,481 homes over the five-year period.
- 5.17 The table below shows the relevant calculations in relation to the land supply position, applying the relevant SM figure. This concludes that the council can currently demonstrate **4.2 years of supply** at 1 April 2024. As only four years of supply need to be demonstrated up to December 2025 in terms of the current NPPF (December 2023), the council is able to demonstrate the required four years supply of deliverable sites against a five-year requirement.

*Table 5.3: Housing land supply calculation*

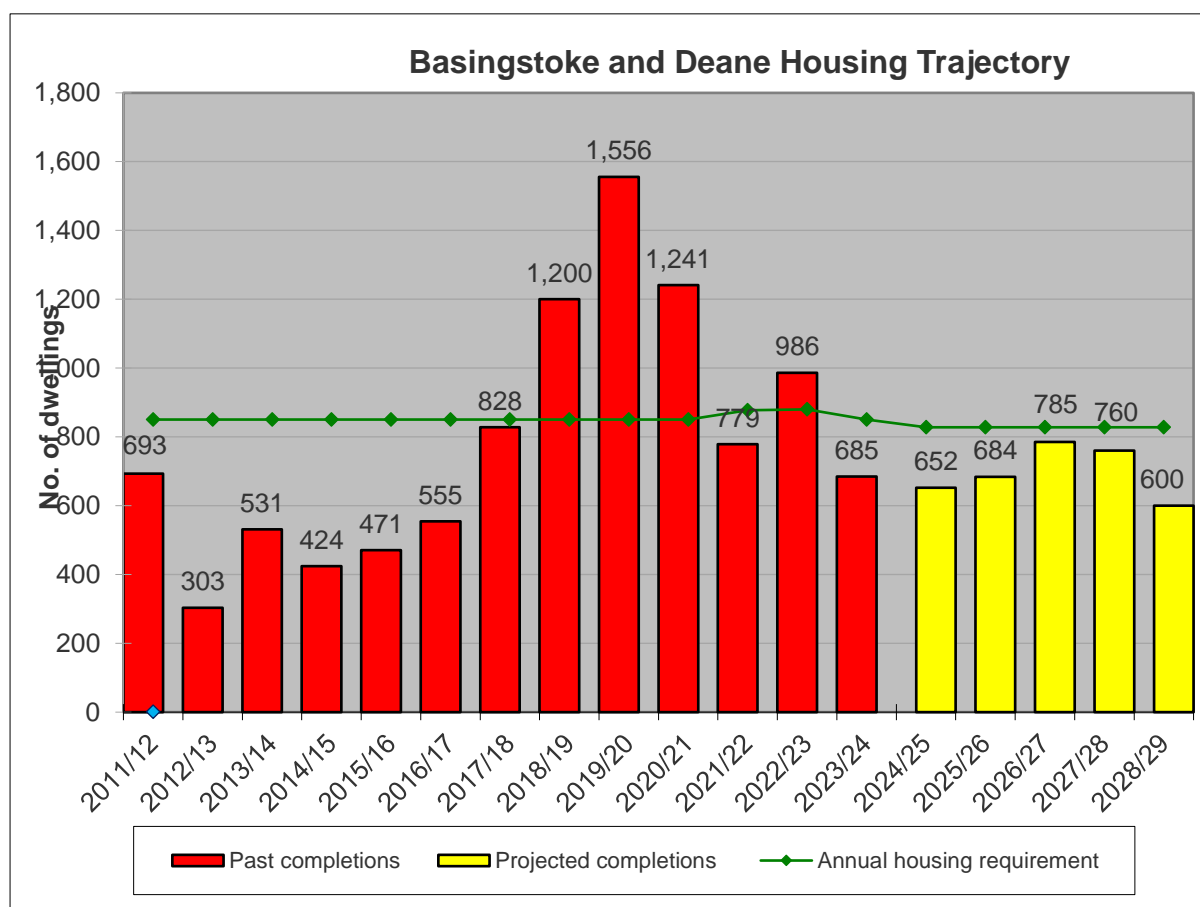
5 Year Requirement	4,140
Annual Requirement	828
Total 5 year supply	3,481
Shortfall	659 (4,140 – 3,481)
Years of Supply	4.2 years (3,481/828)

- 5.18 Local Plan Policy SS3: Ensuring a supply of deliverable sites, states that a review of the Local Plan will be triggered if a five-year supply of housing cannot be demonstrated. The council is currently at the early stages of updating the adopted Local Plan and consultation on a draft Plan (Regulation 18) took place in January 2024. A timetable for the Local Plan Update can be found at <https://www.basingstoke.gov.uk/LDS>

## Trajectory

5.17 The NPPF requires LPAs to illustrate the expected rate of housing delivery (both market and affordable) through a housing trajectory for the Local Plan period. The following updated trajectory outlines the predicted delivery rates of the borough’s housing supply over the plan period, at a base date of 1 April 2024, against the relevant housing requirement. The council will continue to work proactively with partners to ensure the delivery of required sites to meet housing needs in the borough and help address the identified shortfall in delivery.

Figure 5.3: Housing Trajectory



## Housing Delivery Test and Action Plan

5.18 The HDT was introduced through the NPPF in July 2018 and the annually published outcomes of the Test have a number of land supply implications for councils, with penalties effectively being triggered depending on the level of past housing over the previous three years.

5.19 For the 2022 HDT (published in December 2023), Basingstoke and Deane met the rolling three-year housing target with completions of 3,577 units compared to a requirement of 2,217 – 161%. There were therefore no penalties resulting from the Test.

## Planning consents

5.20 Within the monitoring year, planning permission was granted for 712<sup>29</sup> net new dwellings (835 gross). This includes full, outline and permission in principle planning consents, but does not include reserved matters or technical details consent to avoid double counting. The most notable consents are listed in the table 5.4, below.

*Table 5.4: Largest residential planning applications granted in 2023/24*

Housing Site	Planning application ref	Site type	Gross dwellings
Land at Watermill Bridge	21/03394/OUT (allowed at appeal)	Greenfield	270
Phase 2C Merton Rise	20/00854/FUL	Greenfield	138
Central 37, Laleham Healthcare	20/03311/OUT	Brownfield	75
Land Between A339 and Fawconer Road	21/02814/FUL	Greenfield	27

5.21 As shown in table 5.5, the number of units with a current planning permission remains high at 7,216<sup>30</sup> dwellings at 31 March 2024, primarily due to Manydown (17/00818/OUT) being approved for 3,520 homes during a previous monitoring year. The continuing high level of permissions reflects the positive and proactive approach being taken by the council to housing delivery and the progress that developers have continued to make in taking forward key sites.

5.22 The figure for extant consents includes sites with outline permission, permission in principle and prior approval (permitted development) as well as those with reserve/full permission. A number of these new homes (793) are under construction whilst figures also include sites that are currently being built out in phases. However, some sites in the borough which benefit from planning permission have not yet started on site. While national government is focusing on local authorities to get on and deliver homes, developers and landowners clearly have a central role to play and the council is keen to ensure that developers progress sites in line with

<sup>29</sup> Includes 57 gross and net bed space C2 consents, discounted to 31 gross and net dwellings (the bed spaces have been reduced by 46% in line with national guidance which states that for residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published 2011 Census data). Six gross and minus seven net dwellings were consented and completed during the monitoring year and are included here but are no longer outstanding.

<sup>30</sup> Includes 333 bed space C2 consents, discounted to 181 dwellings.

expectations. This will help to ensure that a five year housing land supply is restored in the borough.

*Table 5.5: Number of units with planning permission*

<b>Date (1 April)</b>	<b>Number of units with planning permission</b>
2014	2,530
2015	4,668
2016	4,896
2017	5,525
2018	5,680
2019	5,476
2020	4,462
2021	4,361
2022	7,824
2023	7,438
2024	7,216

### **Delivery of Local Plan allocations**

- 5.23 ALP Policy SS3 plans for the delivery of approximately 7,500 new homes on greenfield sites across the plan period, comprising a significant proportion of the borough’s housing supply. The council is actively supporting the delivery of the Local Plan sites to bring them forward as quickly as possible. The table below provides a high-level summary of progress on these sites as at 31 March 2024, with a brief overview of the status at 1 September 2024. More detailed information about the progress of sites is provided in the Land Supply Schedule (Appendix 3).
- 5.24 As outlined in the table, five of the twelve allocations have been completed with a further five under construction. Planning permission is now in place for the majority of the 7,500 homes, with the East of Basingstoke allocation (450 homes) being the only site yet to benefit from any permission. 2,257 homes have been completed on allocations and only two sites are yet to be under construction (East of Basingstoke and Manydown).

Table 5.6: Summary of progress with sites allocated in Local Plan

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2023/24	Total units delivered by 31/03/2024	Comment on progress at 31 March 2024	Comment on progress at 1 September 2024
SS3.1	Swing Swang Lane (Approx 100 homes)	17/02846/OUT  Reserved matters: 20/03587/RES	54	62	Outline planning application granted for up to 100 dwellings in March 2019.  Reserved matters application for the site was approved in December 2021 (20/03587/RES). An application for alternative off-site highway improvement works was approved in November 2021 (21/01904/FUL).  The site is under construction and 54 homes were completed in 2023/24.	10 further completions have been recorded on site by September 2024 and all remaining 28 dwellings are under construction.
SS3.2	Kennel Farm (Approx 310 homes)	BDB/77382  Reserved matters: 15/00905/RES (310 dwellings)	0	310	The site was completed in 2022.	The site has been completed and all units have been delivered.
SS3.3	Razor's Farm	BDB/77341  Reserved Matters:	0	432	The site was completed in 2022.	The site has been completed and all units have been delivered.

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2023/24	Total units delivered by 31/03/2024	Comment on progress at 31 March 2024	Comment on progress at 1 September 2024
	(Approx 420 homes)	15/02513/RES (137 dwellings)  16/03842/RES (157 dwellings)  16/04520/FUL1 7/02302/RES (131 dwellings)  17/04266/FUL				
SS3.4	North of Popley Fields, Basingstoke (Approx 450 homes)	BDB/75761 and BDB/75762  Reserved matters: 16/01794/RES (250 dwellings)	0	450	The site was completed in 2021.	The site has been completed and all units have been delivered.
SS3.5	Overton Hill (Approx 120 homes)	13/00197/OUT  Reserved matters: 16/00626/RES (120 dwellings)	0	120	The site was completed in 2020.	The site has been completed and all units have been delivered.
SS3.6	South of Bloswood Lane	First phase: BDB/77828 (83 dwellings)	0	173	The site was completed in 2022.	The site has been completed and all units have been delivered.

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2023/24	Total units delivered by 31/03/2024	Comment on progress at 31 March 2024	Comment on progress at 1 September 2024
	(Approx 150 homes)	Outline for second phase: 17/00148/OUT (90 dwellings)  Reserved matters:18/03728/RES (90 dwellings)				
SS3.7	Redlands (Approx. 165 homes)	16/02457/OUT 18/00606/OUT  Reserved matters: 19/02773/RES	42	140	Outline planning application for up to 150 dwellings (Ref: 16/02457/OUT) approved in September 2017.  Two planning applications for 16/17 dwellings on Land North of Redlands submitted and withdrawn (16/04727/FUL and 18/00606/OUT).  Reserved matters application submitted for 150 dwellings on principal site in October 2019 (19/02773/RES) and approved in August 2020.  Further application submitted for an additional 57 dwellings (21/00808/OUT). This was	By September 2024, the remainder of the 150 dwelling site was under construction and due to be completed in 2024/25.  The 57 dwelling site is under construction with 11 homes under construction in July 2024.

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2023/24	Total units delivered by 31/03/2024	Comment on progress at 31 March 2024	Comment on progress at 1 September 2024
					<p>refused in March 2022 but allowed on appeal in November 2022. A reserve matters application was permitted in June 2023 (23/00207/RES).</p> <p>An application for 32 dwellings was submitted for Redlands House in May 2023 (23/01133/FUL).</p> <p>The site is under construction and 42 homes were completed in 2023/24.</p>	
SS3.8	Upper Cufaude Farm (Approx 390 homes)	19/00018/OUT	0	0	<p>Outline planning application approved for up to 350 dwellings (19/00018/OUT) in April 2021.</p> <p>Site specific SPD adopted in March 2019.</p> <p>A reserve matters application (23/02003/RES) for the spine road and first phase 1A (48 homes) was approved in February 2024.</p>	<p>A reserve matters application for 302 homes and a community centre (24/01362/RES) was received in June 2024.</p> <p>The site is under construction and starts on 31 dwellings had been recorded by Summer 2024.</p>

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2023/24	Total units delivered by 31/03/2024	Comment on progress at 31 March 2024	Comment on progress at 1 September 2024
SS3.9	East of Basingstoke (Approx 450 homes)	n/a	0	0	<p>An EIA scoping request for 450 dwellings was submitted (Ref: 17/017111/ENS) in May 2017.</p> <p>Site specific SPD adopted in July 2017.</p> <p>Technical studies are being progressed to inform an imminent planning application and an exhibition on future proposals was held by the promoters in summer 2023.</p> <p>The allocation of the site for 900 homes is being considered further through the Local Plan Update process and was included in the Regulation 18 consultation of the evolving Local Plan Update.</p>	<p>Technical studies have been completed to inform an imminent planning application and an exhibition on future proposals was held by the promoters in summer 2023. An outline planning application may be submitted by the end of 2024.</p>
SS3.10	Manydown, Basingstoke (Approx 3,400 homes)	17/00818/OUT	0	0	<p>Outline planning application for a residential-led development with up to 3,520 homes submitted on the principal site (17/00818/OUT) received a resolution to grant consent at Development Control</p>	<p>Further technical work is taking place to move towards the submission of reserve matters applications.</p> <p>An application for Worting Farm was granted full</p>

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2023/24	Total units delivered by 31/03/2024	Comment on progress at 31 March 2024	Comment on progress at 1 September 2024
					<p>Committee in July 2020 and this was approved in December 2021 with the signing of the S106.</p> <p>A further planning application (19/02649/FUL) was approved in December 2019 for advanced planting and the reinforcement of existing habitat.</p> <p>Site wide frameworks were submitted in August 2022.</p> <p>Approval was gained for the construction of temporary access points in April 2023 (23/00032/FUL and 13/00033/FUL).</p> <p>An application for Worting Farm was submitted in October 2022 (22/02792/FUL) for 115 dwellings and associated facilities. Following further consideration the yield was updated to 104 homes.</p>	<p>permission in January 2024 (22/02792/FUL).</p> <p>The land was legally purchased in October 2024 and progress on delivering the site can now be made.</p>
SS3.11	Basingstoke Golf Course	19/00971/OUT	132	181	Outline planning application for a residential-led development of	

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2023/24	Total units delivered by 31/03/2024	Comment on progress at 31 March 2024	Comment on progress at 1 September 2024
	(Approx 1,000 homes)	Reserved matters: 21/01323/RES 22/02316/RES			<p>up to 1,100 homes submitted (19/00971/OUT). Later Amended to 1,000 units. Granted permission in March 2021.</p> <p>Basingstoke Golf Course SPD adopted in October 2019.</p> <p>Application (19/02700/FUL) for an access and ancillary infrastructure works (through the creation of a fourth arm to the consented roundabout from application 15/04503/OUT) was granted permission in December 2019.</p> <p>A reserved matters application for 227 homes (phase 1) was approved in November 2021 (21/01323/RES).</p> <p>A reserved matters application for 229 homes was received in August 2022 (22/02316/RES) and permitted in February 2023.</p> <p>An application for 494 units (phase 3) was submitted in</p>	<p>At September 2024, there had been an additional 70 completions since March (31 on phase 1 and 39 on phase 2) with a further 148 homes under construction at July 2024.</p> <p>Outside of the September monitoring date, an application for 494 units (phase 3) was granted in October 2024 (23/02973/RES).</p> <p>An application for 12 custom build homes (phase 4) is also currently being considered.</p>

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2023/24	Total units delivered by 31/03/2024	Comment on progress at 31 March 2024	Comment on progress at 1 September 2024
					<p>November 2023 (23/02973/RES).</p> <p>The site is under construction and 132 homes were built on phase 1 in 2023/24.</p>	
SS3.12	Hounsome Fields (Approx 750 homes)	<p>Outline application for 750 units (15/04503/OUT) was permitted in September 2017.</p> <p>Reserved matters: 18/02513/RES 19/03286/RES 21/00993/RES 21/01462/RES</p>	64	342	<p>Outline planning application for 750 dwellings was granted in September 2017 (15/04503/OUT).</p> <p>Reserved matters for the construction access permitted in May 2019 (18/02443/FUL).</p> <p>Reserved matters application for gypsy and traveller pitches (18/00873/FUL, withdrawn in October 2019).</p> <p>Reserved matters application for Phase 1 for 94 dwellings (18/02513/RES) gained planning permission in December 2019.</p> <p>Reserved matters application for Phase 2 for 152 dwellings</p>	At July 2024 there were 302 homes under construction and there had been an additional 32 completions since March.

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2023/24	Total units delivered by 31/03/2024	Comment on progress at 31 March 2024	Comment on progress at 1 September 2024
					<p>(19/03286/RES) gained permission in December 2020.</p> <p>Reserved matters application for 143 dwellings (21/00993/RES) gained permission in December 2021.</p> <p>Reserved matters application (21/01462/RES) for the outstanding 363 dwellings was permitted in December 2022.</p> <p>A full application for two gypsy and traveller pitches on the site (18/00873/FUL) was submitted in May 2018 but was withdrawn. A further application for 2 pitches (21/01197/FUL) was refused in May 2023 with a further application for 2 pitches (23/01973/FUL) refused in February 2024. The site is under construction and 64 homes were built in 2023/24.</p>	

## Homes built on previously developed land

<b>Target</b>
To make effective use of land by reusing land that has been previously developed
<b>Relevant policies</b>
Local Plan Policy SS1 (Scale and Distribution of New Housing).
<b>Outcome and key findings</b>
45% of gross new homes were built on previously developed land.

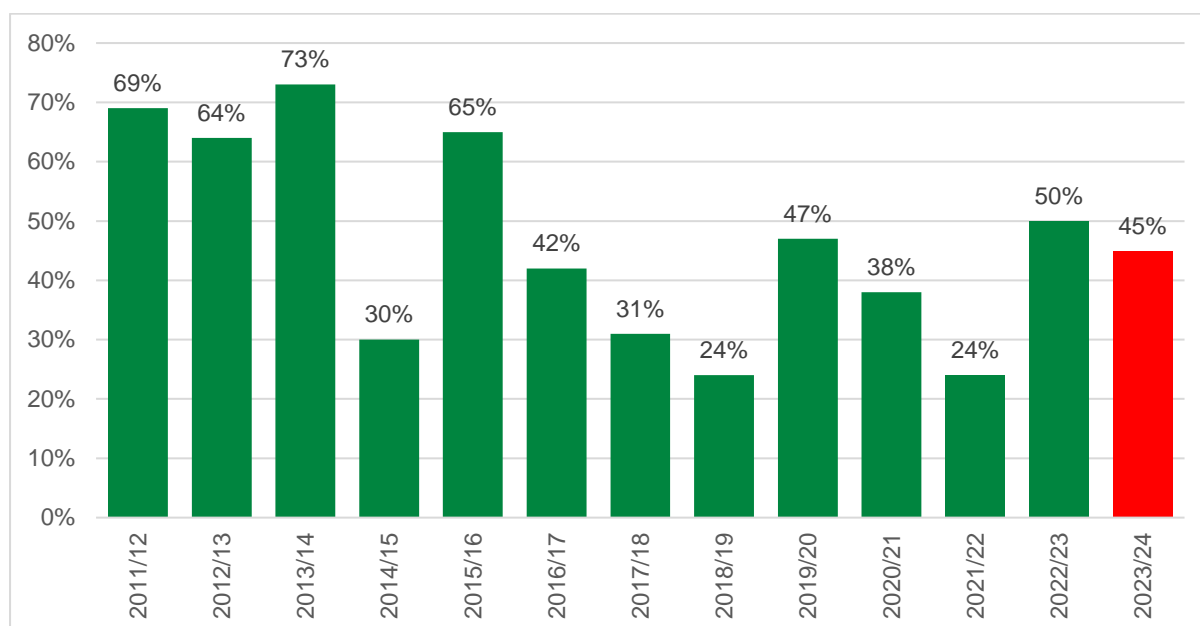
- 5.25 The NPPF glossary defines Previously Developed Land (PDL) as ‘land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure’. The definition then goes on to set out a number of specific exclusions including, ‘land in built-up areas such as private residential gardens’.
- 5.26 There are no national or locally set targets for the amount or proportion of development that should be delivered on brownfield land. Paragraph 89 of the NPPF supports the delivery of homes and other uses on previously developed land and Local Plan Policy SS4 prioritises development on appropriate brownfield sites. The council have identified a number of potential brownfield development sites through its [Brownfield Land Register](#)<sup>31</sup>, which is updated regularly. The [Strategic Housing and Economic Land Availability Assessment](#)<sup>32</sup> (SHELAA) also identifies potential development sites which are located on previously developed land.
- 5.27 Of the 722 (gross) new dwellings delivered in 2023/24, 324 (gross) new dwellings (45%) were built on previously developed land. A large proportion of these homes were provided at Normandy House (114 dwellings, 20/02039/GPDOFF), Former Police Station, London Road (56 dwellings, 19/01822/FUL), and 42-46 New Road (47 dwellings, 21/00671/FUL).

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<sup>31</sup> <https://www.basingstoke.gov.uk/brownfield-register>

<sup>32</sup> <https://www.basingstoke.gov.uk/SHELAA>

Figure 5.4: Percentage of new dwellings (gross) on previously developed land over the ALP period



5.28 The Housing and Planning Act 2016 introduced a requirement for LPAs to compile and maintain a register of brownfield land suitable for housing and a legal duty was placed on LPAs to have a Brownfield Land Register (BLR) in place by 31 December 2017 and to update it at least annually.

5.29 The council published its seventh Brownfield Land Register in December 2023 (with the eighth published in December 2024) which identified 29 sites covering an area of 47.1 hectares and the potential to deliver 833 net dwellings. A number of the sites included already had planning permission. Further information on the Brownfield Land Register is available to view here: <https://www.basingstoke.gov.uk/brownfield-register>

## Windfall sites

<b>Target</b>
To support the delivery of new homes from windfall sites where they accord with Local Plan policy and to deliver 50 units a year on qualifying small windfall sites.
<b>Relevant policies</b>
Local Plan Policy SS1 (Scale and Distribution of New Housing).
<b>Outcome and key findings</b>
<ul style="list-style-type: none"> <li>• Large windfall sites continue to come forward and contribute to housing supply over and above that planned for by the Local Plan.</li> <li>• 80 net new dwellings were completed on small scale windfall sites (excluding garden land) in 2023/24. Since the adoption of the Local Plan, an average of 64 dwellings per annum have been delivered on such sites, above the Local Plan's allowance of 50 dwellings per annum.</li> <li>• When dwellings on garden land are included, 96 net new dwellings were completed on small scale windfall sites over the monitoring year. Since 2011, average completions on small sites (including garden land) is 83 dwellings per annum.</li> </ul>

5.30 Windfall sites are those that come forward for development that have not been specifically identified as available or allocated through the Local Plan or Neighbourhood Plan process. Windfall sites can be classified as both small sites (fewer than 10 dwellings) or large sites (10 or more dwellings).

5.31 The NPPF (Para. 72) states that an allowance may be made for windfall sites as part of anticipated supply where this is supported by compelling evidence that they will provide a reliable source of supply. It continues, 'Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends'. It is therefore necessary to monitor housing completions.

5.32 The Planning Practice Guidance (PPG) also includes a requirement to annually review the permissions granted for windfall development by year and to compare this with any windfall allowance (Paragraph: 023 Reference ID: 3-023-20190722).

## Windfall from large sites

5.33 A number of large windfall sites (10 or more dwellings) have been granted planning permission and developed in the borough in recent years. Permitted development rights allowing office buildings to be converted to residential have also enabled a significant number of new dwellings to come forward on sites previously in employment use.

## Large site windfall completions

- 5.34 During the monitoring year, 246 gross and net new dwellings (42% of all large net new dwellings) were completed on large windfall sites in the borough, contributing a total of 4,061 net new homes over the plan period to date. This figure is lower than last years' windfall completions. The majority of windfall completions in the monitoring year were at Normandy House, Basingstoke (114 dwellings, 20/02039/GPDOFF), Former Police Station, London Road, Basingstoke (56 dwellings, 19/01822/FUL), and 42-46 New Road, Tadley (47 dwellings, 21/00671/FUL).
- 5.35 Large windfall sites continue to come forward and make a significant contribution to housing delivery over and above that planned for by the Local Plan and Neighbourhood Plans. Windfall consents continue to be granted, indicating that such sites will continue to make a contribution to housing delivery in the future. However, no specific allowance is made in the Local Plan for large sites, as it is considered that the SHELAA provides a more evidenced based and hence more robust approach for anticipating delivery from un-planned sites.

Table 5.7: Housing delivery from large windfall sites (sites of 10 or more units)<sup>33</sup>

Year	2011 -12	2012 -13	2013 -14	2014 -15	2015 -16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Annual average (Plan Period)
Net completions from large windfall sites	332	24	139	162	260	255	311	330	864	463	245	430	246	312
Total net large completions	650	242	477	369	398	464	765	1,070	1,469	1,096	693	897	589	706
Large site windfall as % of total large completions	51%	10%	29%	44%	65%	55%	41%	31%	59%	42%	35%	48%	42%	44%

<sup>33</sup> Delivery from windfall sites is calculated by assessing completions and consents in the borough against the Development Plan. Dwellings built on past or current Local Plan or neighbourhood plan site allocations are excluded from windfall calculations, unless a site has been deallocated. The figures from previous years have been revised this year, which has resulted in additional sites being counted as windfall and an increase in the overall number of windfall completions of 235 dwellings over the plan period.

## Large site windfall consents

5.36 In 2023/24, 345 net dwellings were granted planning permission on large windfall sites, the most notable were 270 dwellings (consented on appeal) at Land at Watermill Bridge, Wash Water (21/03394/OUT) and 75 dwellings at Central 37, Basingstoke (20/03311/OUT).

Table 5.8: Planning permissions for housing on large windfall sites<sup>34</sup>

Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021/22	2022/23	2023/24	Annual average (Plan Period)
Net new dwellings approved on large windfall sites	747	30	216	1,176	523	607	598	496	385	311	270	396	345	469
Net new dwellings approved on all large sites	1,759	30	991	2,550	619	767	1,560	814	437	1,324	4,255	604	510	1,248
Large site windfall as % of total large site consents	42%	100%	22%	46%	84%	79%	38%	61%	88%	23%	6%	66%	68%	38%

## Windfall from small sites

5.37 The Local Plan makes an allowance for 50 units a year to come forward on small-scale windfall sites (ten units or fewer). In 2023/24, 202<sup>35</sup> net new homes were consented on small windfall sites. A total of 96<sup>36</sup> net new homes were completed on small windfall sites, including 16 on garden land, making a total of 80 completions excluding garden land. The NPPF 2012 clearly stated that windfall allowances should not include residential gardens<sup>37</sup>. However, the revised NPPF (para 72) is not explicit in this regard and (in the

<sup>34</sup> Excludes reserved matters applications. The figures from previous years have been revised this year, which has resulted in additional sites being counted as windfall and reserved matters applications being removed to avoid double counting.

<sup>35</sup> Includes the loss of five dwellings consented and completed during the monitoring year and consent for seven bed spaces, discounted to four dwellings.

<sup>36</sup> Includes nine bed space losses, discounted to five dwellings.

<sup>37</sup> NPPF (2012) para 48.

context of explaining how the windfall allowance should be calculated), it states that ‘Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area’. There is therefore no longer a clear presumption in national policy against the development of garden land or removing it from windfall calculations.

5.38 The table below shows that since 2011 (the beginning of the Plan period), the average number of homes permitted on small windfall sites is 181. The average number of homes delivered on small sites is 83 dwellings per annum which is in excess of the Local Plan allowance of 50 dwellings per annum. When dwellings on garden land are excluded, the average is 64 dwellings per annum.

*Table 5.9: Planning permissions for housing on small windfall sites<sup>38</sup>*

Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Annual average (over plan period)
Net new dwellings approved on small windfall sites	156	101	99	122	203	234	227	216	175	194	238	189	202	181

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<sup>38</sup> Excludes reserved matters and technical details consents to avoid double counting. The figures from previous years have been revised this year, which has resulted in additional sites being counted as windfall and reserved matters applications and technical details consents being removed to avoid double counting.

Table 5.10: Housing delivery from small windfall sites

Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Annual average (over plan period)
Net completions from small windfall sites	43	61	54	55	73	91	63	130	87	145	86	89	96	83
Net completions from small sites on garden land	19	15	9	13	10	20	18	30	28	26	16	18	16	18
No of completions with garden land excluded	24	46	45	42	63	71	45	100	59	119	70	71	80	64

## Regeneration sites

<b>Target</b>
To deliver 200 net additional dwellings through regeneration up to 2029.
<b>Relevant policies</b>
Policy SS2 (Regeneration)
<b>Outcome and key findings</b>
The council is continuing to work proactively with partners to deliver regeneration opportunities, including in Winklebury, Buckskin, South Ham and Norden.

- 5.39 Policy SS2 (Regeneration) sets out the council's support for the regeneration of neighbourhoods across Basingstoke. It identifies priority areas in Buckskin, South Ham and Norden. Notable regeneration schemes have been completed in the borough since the adoption of the Local Plan, progressed in partnership with Registered Providers.
- 5.40 Vivid has been working on regeneration opportunities within Winklebury ward with partners including the council, Hampshire County Council, the Hampshire and Isle of Wight Integrated Care Board and Historic England.

The scheme includes the redevelopment of Fort Hill School following its closure in 2018, the Winklebury Centre, the former Play Centre and other land. A planning application for 203 homes (a net increase of 134) (22/01934/FUL) gained permission, subject to legal agreement, in November 2023. Progress will be reported on in the next monitoring report.

- 5.41 In terms of other regeneration schemes, the council is working with Registered Providers (RPs) to progress regeneration schemes in areas identified in Local Plan Policy SS2, and also within other communities when site opportunities arise. Perhaps most notable, Sovereign Hill Partnership are leading work on regeneration proposals for the Buckskin and South Ham areas, undertaking consultation with the local community.

### Density of residential development

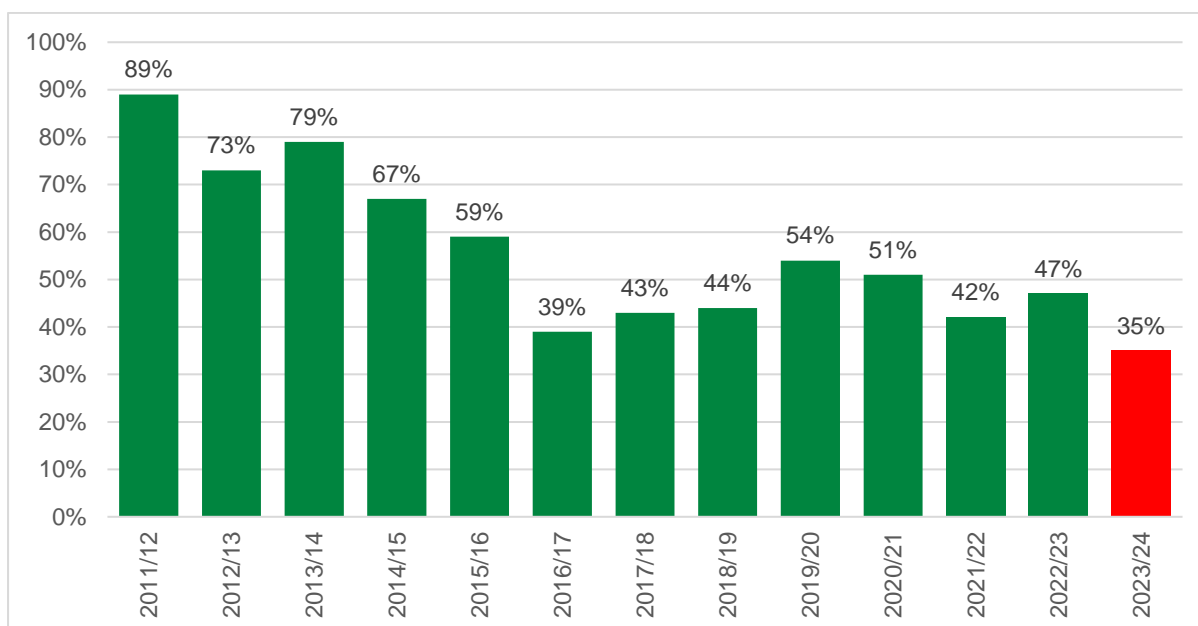
<b>Target</b>
To make efficient use of land whilst responding to local context.
<b>Relevant policies</b>
Policy EM10 (Delivering High Quality Development)
<b>Outcome and key findings</b>
<ul style="list-style-type: none"> <li>251 gross dwellings (35%) were built at a density of 30 dwellings per hectare or more (dph). Density of development responded to local context.</li> </ul>

- 5.42 The NPPF states that planning policies and decisions should support development that makes efficient use of land. Although the Local Plan does not include specific density standards, Local Plan Policy EM10 (Delivering High Quality Development) still requires development to promote the efficient use of land and achieve appropriate housing densities which respond to the local context.

- 5.43 In 2023/24, 35% of new dwellings (251 gross dwellings) were built at a density of 30 dwellings per hectare or more. The figure is lower than the previous monitoring year which was 47% and below figures for recent years. It is considerably lower than the start of the plan period when a number of high density schemes were being built out, including regeneration schemes at John Hunt of Everest and Maldive/Faroe Close which were granted permission in 2008 and 2009 respectively.

- 5.44 This year's figure is reflective of the mixture of sites being delivered during the monitoring year, including a number of greenfield sites. Site ranged significantly in terms of density, from high density schemes such as the prior approval scheme at Normandy House, which delivered a density of 200 dph, to Land to East of Station Road, Oakley, which has a density of 11 dph.

Figure 5.5: Proportion of dwellings delivered with a density exceeding 30dph



## 5.2 Location of new housing

### New homes in the countryside

<b>Target</b>
To only allow new housing development in the countryside in exceptional circumstances.
<b>Relevant policies</b>
Local Plan Policy SS6 (New Housing in the Countryside)
<b>Outcome and key findings</b>
<ul style="list-style-type: none"> <li>• 119 net new dwellings were completed outside settlement policy boundaries.</li> <li>• 420 net new dwellings were permitted outside settlement policy boundaries.</li> <li>• 17 appeals were determined for new dwellings in the countryside of which eight were allowed for a total of 282 gross and net dwellings. Most notably, a proposal for 270 gross and net dwellings was allowed at Land at Watermill Bridge, Andover Road, Wash Water.</li> </ul>

5.45 The spatial strategy set out in the Local Plan seeks to maintain and develop sustainable communities, with the majority of new homes to be built in and around the borough’s main settlements. The Local Plan defines the boundary between the built-up areas of the borough’s more sustainable settlements and the surrounding countryside through the delineation of Settlement Policy Boundaries (SPB).

- 5.46 Policy SS6 allows a limited number of exceptions to be made to the general policy restraint concerning housing in the countryside. These include where they meet one of the following criteria, namely they:
- a. Are on previously developed land (PDL).
  - b. Form a rural exception site for affordable housing.
  - c. Are for the re-use of a redundant or disused building.
  - d. Are for a replacement dwelling.
  - e. Meet a locally agreed need.
  - f. Are linked to an existing rural business.
  - g. Are allocated in a made neighbourhood plan.
- 5.47 Although the Local Plan remains the starting point for determining planning applications, it is recognised that prior to the publication of the updated NPPF in December 2023, the council was not able to demonstrate a five year supply of deliverable housing sites. Prior to December 2023, the NPPF stated that in such circumstances the housing supply policies in the development plan should be considered out-of-date (including Policy SS6), and that planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole, or where the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
- 5.48 On 22 January 2024, the council launched a consultation on the draft Local Plan Update (Regulation 18). Under the updated NPPF published in December 2023, a council that undertakes Regulation 18 is required to demonstrate only a four year supply of deliverable housing sites rather than a five year supply. The council was able to demonstrate a four year housing land supply and therefore, from 22 January to 31 March 2024 the housing supply policies in the development plan were considered up to date (including Policy SS6).

## Completions

- 5.49 Of the 685 net completions in 2023/24, 119 net dwellings (17%) were delivered outside Settlement Policy Boundaries (SPB). Over half (55%) of these homes were on large sites at Land off Two Gate Lane, Overton (20/00789/FUL, 37 dwellings), Land to East of Station Road, Oakley (22/01021/RES, 16 dwellings) and Hurstbourne Station, Hurstbourne Priors (16/02664/FUL and 19/03169/ROC, 13 dwellings). The remainder were on small sites (less than 10 homes).

## Consents

- 5.50 In 2023/24, planning permission was granted for 420 net (432 gross) new dwellings in the countryside (excluding reserved matters applications or

technical details consent). This included one large site at Watermill Bridge, Andover Road, Wash Water (21/03394/OUT, 270 dwellings). This was allowed at appeal despite the inspector stating that the proposal did not accord with Policy SS6.

*Table 5.11: Number of new dwellings approved in the countryside<sup>39</sup>*

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Gross	297	232	190	150	181	436	494	432
Net	277	209	178	138	171	424	477	420

5.51 Other new homes were permitted as part of smaller applications including proposals for redevelopment on previously developed land and replacement dwellings. A total of two dwellings were granted permission under prior approval.

5.52 There were 25 appeals relating to new dwellings in the countryside determined by the Planning Inspectorate over the course of the monitoring year. 17 of these were dismissed. As outlined above and most notably, an appeal was allowed for 270 dwellings at Land at Watermill Bridge, Andover Road, Wash Water (21/03394/OUT).

*Table 5.12: Appeal decisions received for new homes in the countryside (2023/24)<sup>40</sup>*

Planning reference	Site name	Proposal	Appeal decision
21/03394/OUT	Land at Watermill Bridge, Andover Road, Wash Water	270 dwellings	Allowed
22/00183/PIP	Land South East Of Woolton Hill Sports Club, Woolton Hill	Three dwellings	Allowed
22/02091/PIP	Land North Of Slade Hill, Slade Hill, Woolton Hill	Two dwellings	Allowed
22/01524/FUL	Land North Of The Gables, Little London Road, Silchester	Two dwellings	Allowed
22/01504/PIP	Land Adjacent To A339 Headley, Newbury Road, Headley	Two dwellings	Allowed

<sup>39</sup> Excluding reserved matters and technical details planning applications

<sup>40</sup> Excludes reserved matters and technical details applications

21/02094/FUL	Land At Frog Lane, Little London	One dwelling	Allowed
22/02700/PIP	At Ratts End House, Ecchinswell Road, Ecchinswell	One dwelling	Allowed
22/00862/PIP	Land Adjacent To Earlstone House, Earlstone Common, Burghclere	One dwelling	Allowed
21/02696/OUT	Land South Of Holt Cottages, Ashford Hill	36 dwellings	Dismissed
20/02888/OUT	Land Adjacent To Meadowside And Bidden Road, Upton Grey	16 dwellings	Dismissed
20/01130/FUL	Inhurst Cottages, Inhurst Lane, Baughurst	14 dwellings	Dismissed
22/01551/PIP	Land South Of Woods Lane, Woods Lane, Cliddesden	Nine dwellings	Dismissed
22/02028/FUL	Land Adjacent To Brackendale, Church Lane, Highclere	Four dwellings	Dismissed
21/03708/FUL	Land At Hilltop, Chineham Lane, Sherborne St John	Three dwellings	Dismissed
22/01915/FUL	Land Adjacent To Woodside, Soke Road, Silchester	Three dwellings	Dismissed
23/01015/PIP	Land At Oakley Farm, Penwood Road, Wash Water	Two dwellings	Dismissed
22/02069/PIP	Land North East Of Little Knowl Hill, Ashford Hill	Two dwellings	Dismissed
21/02061/PIP	Land At Moyglare Farm, Stoney Heath, Baughurst	Two dwellings	Dismissed
23/00457/PIP	Horris Farm, Oakley Lane, Wash Water	One dwelling	Dismissed
21/00738/FUL	The Stables, Reading Road, Church End	One dwelling	Dismissed
22/02019/PIP	Land South Of Ashley, Ball Hill	One dwelling	Dismissed
22/00936/FUL	Land At Hatt Common, Ball Hill, Hatt Common, East Woodhay	One dwelling	Dismissed
22/02710/PIP	Land Adjacent To Blaegrove House, Blaegrove Lane, Up Nately	One dwelling	Dismissed
23/00329/PIP	Land At Harrow Drive, Headley	One dwelling	Dismissed

22/03153/FUL	Land Adjacent To Byes Lane Grid Ref 463222 161163, Byes Lane, Silchester	One dwelling	Dismissed
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## New homes around nuclear installations

<b>Target</b>
To only allow development within the off-site emergency planning area where the Off Site Nuclear Emergency Plan can accommodate the needs of the population in the event of an emergency.
<b>Relevant policies</b>
Local Plan Policy SS7 (Nuclear Installations – Aldermaston and Burghfield)
<b>Outcome and key findings</b>
<ul style="list-style-type: none"> <li>• 52 net and gross dwellings were built within the off-site emergency planning area.</li> <li>• seven net (eight gross) new homes were granted consent within the AWE off-site emergency planning area.</li> </ul>

5.53 Local Plan Policy SS7 (Nuclear installations – Aldermaston and Burghfield) recognises the need for land uses to be managed in the interests of public safety around the two licensed nuclear installations at Tadley and Burghfield, which are both located close to the borough boundary.

5.54 The Office of Nuclear Regulation (ONR) define Radiation Emergency Preparedness and Public Information Regulations (REPPiR) off-site emergency planning areas around each site. Within these areas, development needs to be assessed to determine whether it would have any implications upon the Off-Site Nuclear Emergency Plan in conjunction with the ONR.

## Completions

5.55 52 gross and net new homes were built within the REPPiR off-site emergency planning area for AWE (as redefined in September 2016). See previous AMRs for more details on these schemes.

## Consents

5.56 Over the monitoring period, eight gross (seven net) new homes were approved within the REPPiR off-site emergency planning area on small sites for replacement dwellings or for a small number of extra dwellings:

- Two dwellings at Heath End House, West Street, Tadley (23/00691/FUL).
- One dwelling at Papine, Baughurst Road, Baughurst (23/00571/FUL).

- One gross (zero net) dwelling at Heath Road, Pamber Heath (23/00693/FUL).
- One dwelling at White House, Bishopswood Lane, Baughurst (21/01371/FUL).
- One dwelling at Staunton, Silchester Road, Pamber Heath (23/01598/FUL).
- One dwelling at Land At Primrose Cottage, Haughurst Hill, Baughurst (23/01816/PIP).
- One dwelling at 31 Southdown Road, Tadley (23/01685/FUL).

5.57 The implications of the above proposals falling within the DEPZ were considered in the relevant case officer reports and, in each case, it was concluded, and confirmed by the emergency planners, that the proposals could be accommodated within the existing off-site emergency planning arrangements. Therefore, all of the applications were considered to be in line with policy and relevant advice.

## 5.3 Type of housing delivered

### Market housing mix and type

<b>Target</b>
To provide new housing which incorporates a mix of tenure, size, and type to meet the borough's needs and enable accommodation for all.
<b>Relevant policies</b>
CN3 (Housing Mix for Market Housing)
<b>Outcome and key findings</b>
<ul style="list-style-type: none"> <li>• 596 (gross) and 564 (net) market houses and flats were delivered. These developments provided a mix of dwelling sizes including a proportion of two and three bedroom dwellings (55%).</li> <li>• 57% of the new market homes completed were houses and 42% were flats.</li> </ul>

5.58 The Local Plan 2011-2029 sets the objective of providing 'new housing which incorporates a mix of tenure, size and type to meet the borough's needs and enable accommodation for all...' and Policy CN3 (Housing Mix for Market Housing) requires development to 'include a range of house type and size to address local requirements'.

5.59 The council adopted a Housing Supplementary Planning Document (July 2018), which provides additional guidance to support this policy. Appendix 3.1 of this document provides evidence about housing needs, and highlights a particular borough-wide requirement for homes with two and three bedrooms, which is reflected in Principle 3.1 of the Housing SPD. The

council also published an updated Housing Market Assessment (SHMA) in 2020 to help guide the approach to housing mix within the Local Plan Update.

5.60 Within the monitoring year, a mix of market dwelling sizes were delivered. As a percentage there were fewer one bedroom units (20%) than last year, and more four bedroom units (24%), more in line with the average over the plan period. This is due to a reduced proportion of flats being completed, including flats resulting from permitted development. The following table shows the net proportion of different sized homes provided each year since the beginning of the plan period.

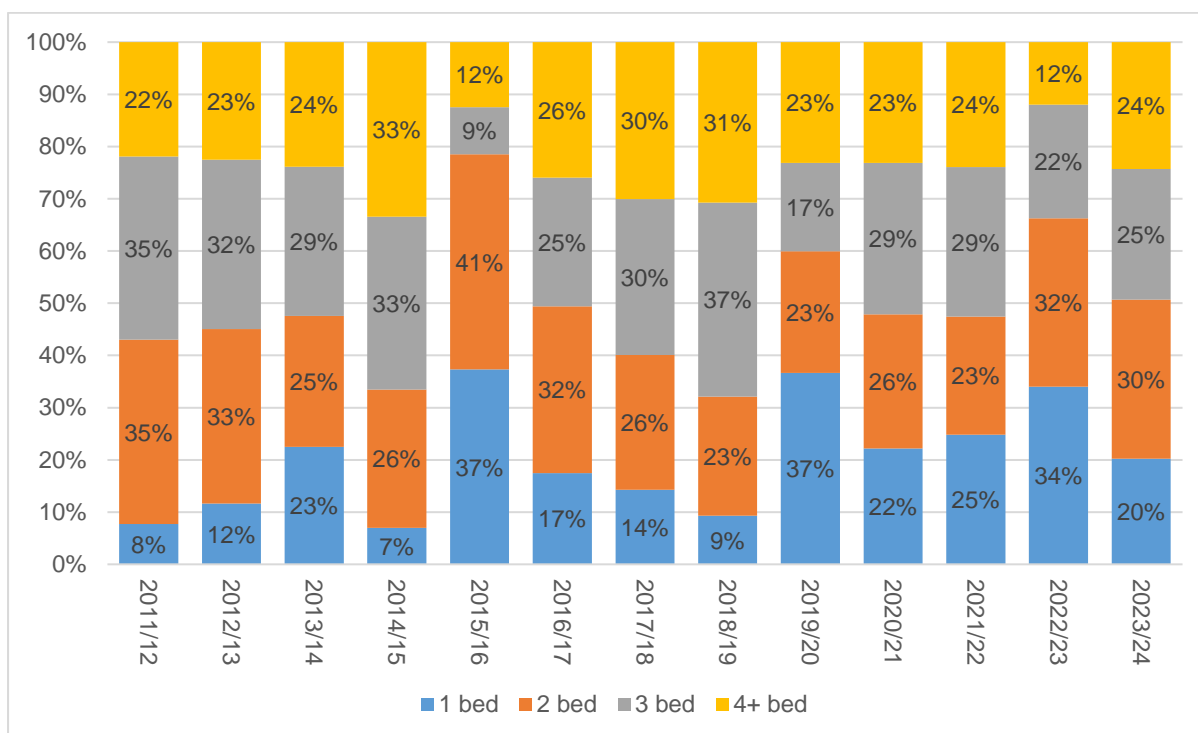
*Table 5.13: Percentage of market dwelling completions by number of bedrooms (net)<sup>41</sup>*

Year	Total market dwellings (net)	1 bed		2 bed		3 bed		4+ bed		Not known <sup>42</sup>
		No.	%	No.	%	No.	%	No.	%	
2011/12	384	31	8%	142	35%	141	35%	88	22%	-18
2012/13	276	33	12%	95	33%	92	32%	64	23%	-8
2013/14	493	116	23%	129	25%	147	29%	123	24%	-22
2014/15	262	20	7%	76	26%	95	33%	96	33%	-25
2015/16	398	153	37%	169	41%	37	9%	51	12%	-12
2016/17	420	76	17%	139	32%	107	25%	113	26%	-15
2017/18	585	85	14%	154	26%	178	30%	179	30%	-11
2018/19	786	74	9%	182	23%	296	38%	245	31%	-11
2019/20	1,080	399	36%	254	24%	184	17%	252	23%	-9
2020/21	770	165	21%	191	25%	216	28%	172	22%	26
2021/22	458	112	25%	102	23%	129	29%	108	24%	7
2022/23	717	236	34%	224	32%	151	22%	83	12%	23
2023/24	564	114	20%	172	30%	141	25%	137	24%	0

<sup>41</sup> Percentages relate to known net changes in the housing stock. Percentages may not sum due to rounding.

<sup>42</sup> The 'not known' figure is usually negative because this represents dwellings that are demolished in the borough each year, but their size is not known. This figure also includes mobile homes.

Figure 5.6: Percentage of market dwelling completions by number of bedrooms (net)



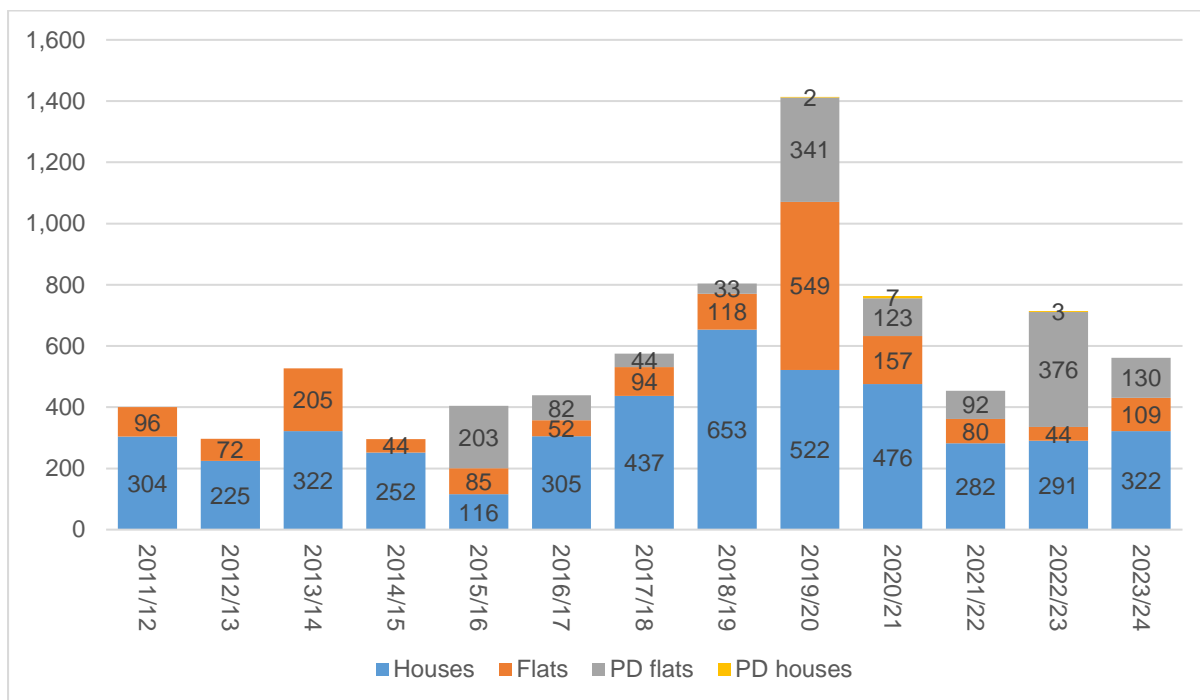
5.61 596 gross (564 net) market houses and flats were delivered in the monitoring year. Of these 564 net units delivered, 322 were houses (57%) and 239 were flats (42%).

Table 5.14: Market dwelling completions by dwelling type for houses and flats (net)

House type	1 bed	2 bed	3 bed	4 bed	5+ bed	Unknown	Total	%
<b>Houses</b>	2	44	143	107	22	4	322	57%
<b>Flats</b>	112	125	-2	4	0	0	239	42%
<b>Other</b>	0	3	0	0	4	-4	3	1%
<b>Total</b>	114	172	141	111	26	0	564	100%

5.62 Of the 239 net new flats delivered, 54% (130 dwellings) were delivered through conversions that were approved under permitted development rights. Figure 5.7 illustrates the contribution that PD rights have made to the supply of flats in the last nine years. The council does not have control over the mix of units when they are provided via permitted development rights.

Figure 5.7: Number of market housing and flats delivered from 2011/12 to 2023/24, showing the contribution of office to residential PD conversions



5.63 A number of the adopted neighbourhood plans also include local housing mix policies at a parish level. For those neighbourhood plans adopted prior to 19 May 2023, an assessment of these policies can be viewed within the neighbourhood plan monitoring reports in Appendix 5.

## Affordable housing

Target
To maximise the delivery of affordable housing: <ul style="list-style-type: none"> <li>To deliver 300 (net) new affordable homes per annum; and</li> <li>To secure 40% affordable housing on relevant sites.</li> </ul>
Relevant policies
Local Plan Policy CN1 (Affordable Housing), CN2 (Rural Exceptions for Affordable Housing), BDBC Housing and Homelessness Strategy 2023-2027
Outcome and key findings
<ul style="list-style-type: none"> <li>126 net and gross new build affordable homes were delivered.</li> <li>193 affordable homes were secured on three market housing sites (40% of total dwellings).</li> </ul> <p>This reflects the overall number and nature of housing completions this year and a significant upturn is forecast for 2024/5.</p>

## Completions

- 5.64 126 gross and net affordable units were completed in the borough during the monitoring period<sup>43</sup>. This is equivalent to 18% of the net new homes delivered during the monitoring year. Developments are not required to provide affordable housing if they fall below the size threshold set out in the NPPF or if they involve the use of permitted development rights, which inevitably means that affordable housing delivery overall is below the 40% policy requirement (unless schemes with higher proportions of affordable housing counter-balance the sites where there is lower or no affordable housing provision). This year's delivery has been particularly affected by the high number of permitted development schemes such as Normandy House and older persons' schemes (Former Police Station, London Road and 42-46 New Road, Tadley), where no affordable homes were included.
- 5.65 The delivery of 126 gross and net new dwellings is below the target of 300 net completions per annum as set by the council's Housing and Homelessness Strategy (2023-2027)<sup>44</sup>. The strategy sets out the council's main priorities and actions to meet affordable housing needs in the borough. The completions recorded during the monitoring year are the lowest since 2015/16 and are considerably lower than 2018-21, where completions were over 400 dwellings per year for three consecutive years. A significant upturn in affordable housing completions is forecast for 2024/5.
- 5.66
- 5.67 The following sites delivered the most affordable homes during the monitoring year:

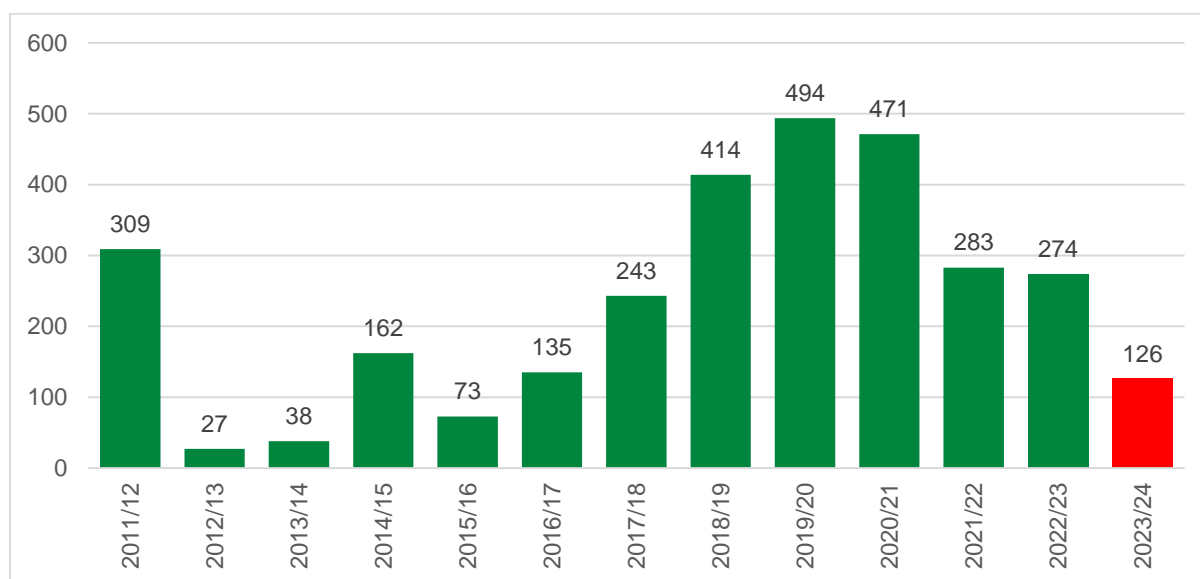
*Table 5.15: Sites delivering the most affordable homes in 2023/24*

Sites	Number of affordable homes
Basingstoke Golf Course	70
Hounsome Fields	21
Land off Two Gate Lane, Overton	14
Swing Swang Lane	8
Land North of Park Prewett	6
42-46 New Road	5
Gefferys Fields, Chequers Road	2

<sup>43</sup> Based upon completion figures provided by Hampshire County Council

<sup>44</sup> <https://www.basingstoke.gov.uk/housing-strategy-2023-2027>

Figure 5.8: Number of affordable dwellings delivered from 2011/12 to 2023/24



5.68 Of the affordable completions, 35% (44 dwellings) were flats, and 65% (82 dwellings) were houses, with a particular focus on two bedroom properties. There was a higher proportion of houses than in some previous years because of completions on greenfield developments during the monitoring year.

Table 5.16: Affordable dwelling completions by dwelling type and number of bedrooms for 2023/24 (figures based on gross number). Source: Hampshire County Council and BDBC monitoring

Dwelling size	Flat	House	Total	Percentage
1 bed	29	0	29	23%
2 bed	15	37	52	41%
3 bed	0	35	35	28%
4 bed	0	10	10	8%
5 bed	0	0	0	0%
<b>Total</b>	<b>44</b>	<b>82</b>	<b>126</b>	<b>100%</b>

5.69 In terms of overall tenure, 65% of the affordable units completed were rented and 35% were for shared ownership (a type of intermediate housing). The proportion of rented to intermediate homes sits broadly in line with the Local Plan Policy requirement for 70% rented and 30% intermediate. It is noted that the tenure mix over the monitoring year in part reflects the phased manner in which affordable housing has come forward on sites.

5.70 In terms of numbers of properties, 81 dwellings were recorded as affordable rent and four dwellings were recorded as social rent. 46 dwellings were provided as shared ownership. This information was collected in relation to monitoring with Registered Providers and varies from the data collected by Hampshire County Council due to different approaches in data collection being utilised.

*Table 5.17: Affordable dwelling completions by tenure and quarter for 2023/24*

*Source: Registered Providers*

Tenure	Q1	Q2	Q3	Q4	Total	Percentage
Affordable Rent	25	27	22	7	81	62%
Social Rent	0	0	0	4	4	3%
Shared Ownership	10	7	10	19	46	35%
<b>Total</b>	<b>35</b>	<b>34</b>	<b>32</b>	<b>30</b>	<b>131</b>	<b>100%</b>

## Consents

- 5.71 The NPPF introduced national thresholds for the delivery of affordable housing in February 2019, which supersede the thresholds set out in Local Plan Policy CN1. The NPPF (2019) updates the threshold for the size of planning applications that can provide affordable housing. It requires that affordable housing 'should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of five units or fewer)'. Major development, for housing, is defined as developments of 10 or more homes, or sites with an area of 0.5ha or more. This national policy is a significant material consideration in the implementation of Policy CN1.
- 5.72 During 2023/24, three market housing schemes were eligible to provide affordable housing and these are listed in table 5.18. In all cases at least 40% affordable housing was secured. When delivered, the additional affordable housing units will be counted within completions in the relevant future authority monitoring report.
- 5.73 Furthermore, two reserved matters applications were approved which included 23 affordable dwellings at Redlands (23/00207/RES) and 12 at Upper Cufaude Farm (23/02003/RES).
- 5.74 No sites were permitted which provided 100% affordable housing during the monitoring year.

Table 5.18: Affordable housing secured from planning applications in 2023/24 (excluding reserved matters approvals)

Site Name	Planning application reference	Number of market dwellings	Number of affordable dwellings	% of total homes
<b>Market sites providing on-site affordable housing</b>				
Land at Watermill Bridge	21/03394/OUT	162	108	40%
Merton Rise	20/00854/FUL	83	55	40%
Central 37	20/03311/OUT	45	30	40%
<b>TOTAL</b>		<b>290</b>	<b>193</b>	<b>40%</b>

- 5.75 The approvals for Watermill Bridge (21/03394/OUT) and Merton Rise (20/00854/FUL), reflected the updated requirement set out in the First Homes interim policy statement<sup>45</sup> to provide 25% of the affordable housing as first homes, with the remaining 52% rented and 23% shared ownership. The tenure details for Central 37 (20/03311/OUT) will be made clear at the detailed application stage.
- 5.76 The Local Plan therefore continues to be successful in securing 40% affordable homes from qualifying market housing planning applications.

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<sup>45</sup> <https://www.basingstoke.gov.uk/content/page/69240/IPS%20-%20December%202021.pdf>

## Housing for older people and people with support needs

<b>Target</b>
To deliver the right amount and type of accommodation to meet the needs of older people and people with support needs. Where there is an unmet need in the local area, large-scale residential developments (of 200 or more homes) should incorporate specially designed housing/specialist accommodation for older people and people with support needs.
<b>Relevant Policies</b>
Local Plan Policy CN4 (Housing for older people/specialist housing)
<b>Outcome</b>
<ul style="list-style-type: none"> <li>• One qualifying planning application (for 200 homes or more) was approved during the monitoring year.</li> <li>• There was a loss of nine bed spaces, as one existing site was converted to a residential dwelling.</li> <li>• 31 gross and 30 net dwellings were consented for older persons across two sites - 50 bed spaces permitted at appeal at Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL, discounted to 27 dwellings) and seven bed spaces at 104 Worting Road, Basingstoke (23/02336/FUL, discounted to four dwellings (three net dwellings)).</li> </ul>

- 5.77 Demographic projections show that the borough's population will age over the Plan period (i.e. the average age of the population in the borough will increase). Older residents will have a variety of housing needs that will be met both through the provision of suitable mainstream housing and specialist accommodation, for example, sheltered accommodation, housing with care, and residential/nursing care homes. Policy CN4 supports the provision of specifically designed housing for older people and specialist housing, and requires large new residential developments (with 200 homes or more) to incorporate specially designed accommodation where there is a local need. This requirement has been further explained through the council's Housing SPD (2018).

During the monitoring year, there was one site approved above the site size threshold, namely Land at Watermill Bridge, Andover Road, Wash Water (21/03394/OUT). The signed Unilateral Undertaking for the site includes safeguarding land for homes for older people and restricting the occupation of such homes to people aged 55 and over. These homes are not included in phase 1 of the development and so further detail will be monitored at the reserved matters stage.

## Completions

- 5.78 A loss of nine bed spaces (discounted to five dwellings) were recorded for older people or specialist housing during the monitoring period at Pentire, 69 Cliddesden Road, Basingstoke (21/03207/FUL). The losses were due to conversion to a residential dwelling.

## Consents

- 5.79 31 gross and 30 net dwellings were consented for older persons housing on two sites during the monitoring period. This was made up of 50 bed spaces permitted at appeal at Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL, discounted to 27 dwellings) and seven bed spaces at 104 Worting Road, Basingstoke (23/02336/FUL, discounted to four gross dwellings and three net dwellings).
- 5.80 The discount applied to convert bed spaces to dwellings is 46%, in line with national guidance which states that for residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published 2011 Census data. This allows for occurrences where one member of a couple moves into a care setting and the other member continues to live in their original dwelling. An existing dwelling is not always released by a move into a bed space.
- 5.81 It should be recognised that the council also routinely uses planning conditions to require developments to deliver 15% adaptable and accessible homes, as required by Local Plan policies CN1 (Affordable Housing) and CN3 (Housing Mix for Market Housing). Further guidance on these standards is provided by the Housing SPD<sup>46</sup>.

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<sup>46</sup> <https://www.basingstoke.gov.uk/housing-spd>

## Self-build and custom housebuilding

<b>Target</b>
To grant sufficient development permissions to meet the demand for self-build and custom housebuilding in the borough.
<b>Relevant Policies</b>
CN3 (Housing Mix for Market Housing) and SS3 site allocation policies (SS3.9 East of Basingstoke; SS3.10 Manydown; SS3.11 Basingstoke Golf Course; SS3.12 Hounsome Fields)
<b>Outcome</b>
<p><u>Demand:</u></p> <ul style="list-style-type: none"> <li>11 individuals joined Part 1 of the self-build register during base period 9 (31 October 2023 - 30 October 2024). The council will therefore need to grant permission for a further 11 self-build or custom plots by 30 October 2027. There is now a total of 339 individuals on the council's register.</li> </ul> <p><u>Demand v Supply Balance:</u></p> <ul style="list-style-type: none"> <li>Under the Right to Build, the council had a duty to grant permission for 296 self/custom build plots by 30 October 2024 (the number of individuals joining the Self-Build Register up to October 2021). Planning permission had been granted for a total of 413 plots so this requirement has been met.</li> </ul>

## Demand

5.82 The Housing and Planning Act 2015 (as amended by the Housing and Planning Act 2016) defines self-build and custom housebuilding as:

*'...the building or completion by - (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.'*

5.83 In accordance with the Self-build and Custom Housebuilding Act 2015, the LPA established a Self-build Register in March 2016 where households could register an interest in finding a plot for self-build or custom build housing in the borough. The register collects information on the types, sizes and locations of the plots sought, and the individual circumstances of prospective builders.

- 5.84 In 2017, in line with the Self-build and Custom Housebuilding Regulations 2016, the council introduced a local connection test. This enabled the register to be split into two parts:
- Part 1 comprises individuals who joined the Register prior to May 2017, and individuals or associations living within the borough or with a connection to it; and
  - Part 2 for all other individuals or associations.
- 5.85 The Right to Build imposes a legal duty on the council to ‘give suitable development permission’ to enough plots of land to meet the demand for self-build and custom housebuilding in their area (as indicated by part 1 of the register) on a rolling three-year basis.
- 5.86 To calculate this demand, each entry onto the register falls within a ‘base period’. The first base period is calculated from the first day on which the register was established by the LPA (23 March 2016) until 30 October 2016, and subsequent base periods run annually from 31 October.
- 5.87 The AMR’s monitoring year straddles base period 8 and 9 (as base period 8 runs from 31 October 2022 – 30 October 2023 and base period 9 runs from 31 October 2023 – 30 October 2024). However, as base period 9 was complete prior to publication, and to ensure this report is as up to date as possible, the AMR includes information about demand on the register from both base periods.

*Table 5.19: Demand for plots for self-build and custom build housing (Source: BDBC self-build and custom build Housing Register)<sup>47</sup>*

Date of joining register	Part 1 of the register		Part 2 of Register		Total
	Individuals	Associations	Individuals	Associations	
Base Period 1 (23 March 2016 - 30 October 2016)	117	0	0	0	<b>117</b>
Base Period 2 (31 October 2016 – 30 October 2017)	75	0	2	0	<b>77</b>
Base Period 3 (31 October 2017 – 30 October 2018)	24	0	2	0	<b>26</b>
Base Period 4 (31 October 2018 – 30 October 2019)	27	0	6	0	<b>33</b>

<sup>47</sup> It should be noted that the data in previous AMRs has been updated following the completion of a thorough checking exercise undertaken to identify data anomalies within the register. This has resulted in updates to the number of individuals on Part 1 and Part 2 of the Register as well as to the preferences of those on the register.

Base Period 5 (31 October 2019 – 30 October 2020)	24	0	11	0	<b>35</b>
Base Period 6 (31 October 2020 – 30 October 2021)	29	0	6	0	<b>35</b>
Base Period 7 (31 October 2021 – 30 October 2022)	18	0	9	0	<b>27</b>
Base Period 8 (31 October 2022 – 30 October 2023)	14	0	4	0	<b>18</b>
Base Period 9 (31 October 2023 – 30 October 2024)	11	0	2	0	<b>13</b>
<b>Total</b>	<b>339</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>381</b>

5.88 The council also collects information about the preferences expressed by those on the Register. However, it should be recognised that these preferences are stated without commitment and may be aspirational.

### Preferred number of bedrooms

Table 5.20: Preferred number of bedrooms

Bedrooms	1	2	3	4+
Total for all base periods	7	31	134	208

### Preferred house type

Table 5.21: Preferred house type

Number of preferences identified	Detached	Semi-detached	Terraced	Flat	No preference
Total for all base periods	345	5	3	0	27

### Preferred build path<sup>48</sup>

Table 5.22: Preferred build path

Number of preferences identified	Self-build only	Custom build only
Total for all base periods	379	1

<sup>48</sup> Multiple choices permitted by the application form.

## Preferred location

- 5.89 Although the Right to Build requires the council to meet the overall demand for plots rather than match specific locational preferences, it is helpful to understand the locational preferences expressed through the Register. Of the 380 individuals registered, 212 indicated they would be interested in a plot anywhere in the borough, with 59 individuals expressing an interest in areas in or adjacent to Basingstoke town.
- 5.90 The other locations that were most commonly specified by applicants as a preference are set out below.

Table 5.23: Preferred locations for self-build and custom-build properties

Location	Total for all base periods
Bramley Parish	32
Baughurst Parish	27
Laverstoke and Freefolk Parish	27
Cliddesden Parish	26
Kingsclere Parish	25
Dummer Parish	24
Candovers Parish	25
Ashford Hill with Headley Parish	22
Highclere Parish	22
Oakley and Deane Parish	22
Old Basing and Lychpit Parish	21
Overton Parish	21

## Supply

- 5.91 The PPG provides guidance on the types of 'suitable permission' that may count towards meeting need (Reference ID: 057-038-20210508). This includes where developers have identified that custom or self-build dwellings will be included in their development, where custom or self-build dwellings have been secured by a legal agreement, and where a CIL exemption has been granted.
- 5.92 In accordance with the PPG, the council 'counts' those developments that had applied for self-build exemption from CIL. In these cases, the developer had completed CIL Form 7: Self Build Exemption Claim certifying that the building was a 'self-build project' before any works had begun. Self-build

relief was claimed for 5 applications during the monitoring year for a total of 8 plots. It should be noted however, that the CIL rate on single new homes is zero, and therefore is no incentive for developers to submit self-build exemptions for single plots. As such, this could underestimate the true level of self-building.

- 5.93 In addition, a total of 7 plots for self and custom building had planning permission approved where the applicant had specified that the homes would be for self or custom build.

*Table 5.24: Self build sites with planning permission*

Site	Description / Comment	Number of self-build and custom build plots
Various	Planning permissions that have claimed self-build exemption or indicated they would be for self or custom build	8
Various	Approved planning applications that indicated that they would be for self or custom build	7
<b>Total</b>		<b>15</b>

### Responding to demand

- 5.94 As set out in the table below, the council was required to have given planning permission for 322 plots (the number of individuals on the self-build register at the end of base period 6) by the end of base period 8 (30 October 2023). On this date, the council had granted permission for 413 plots.

- 5.95 During this monitoring period, the council reviewed the previous base periods' supply and the below table has been updated slightly to ensure that permissions have been counted in the correct base period.

*Table 5.25: Table showing short term demand as informed by the council's self-build register*

Base period	Individuals joining Part 1 of the Register	Associations	Planning permission for plots required by...	Requirement met?	Total plots secured over all base periods
1 (25 March 2016-30 October 2016)	117	0	117 plots required by 30 October 2019	Yes – 128 plots granted permission by October 2019.  Net: +11 plots.	128

Base period	Individuals joining Part 1 of the Register	Associations	Planning permission for plots required by...	Requirement met?	Total plots secured over all base periods
2 (31 October 2016- 30 October 2017)	75	0	192 plots required by 30 October 2020	No – 6 additional plots granted permission by October 2020. Net: -58 plots.	134
3 (31 October 2017-30 October 2018)	24	0	216 plots required by 30 October 2021	No – 65 additional plots granted permission by October 2021. Net: -17 plots.	199
4 (31 October 2018 – 30 October 2019)	27	0	243 plots required by 30 October 2022	Yes – 189 plots granted planning permission by October 2022 Net: +145 plots	388
5 (31 October 2019 – 30 October 2020)	24	0	267 plots required by 30 October 2023	Yes – 10 plots granted planning permission by October 2023 Net: +131 plots	398
6 (31 October 2020 – 30 October 2021)	29	0	296 plots required by 30 October 2024	Yes – 15 plots granted planning permission by October 2024. Net: +117	413
7 (31 October 2021 – 30 October 2022)	18	0	314 plots required by 30 October 2025	-	
8 (31 October 2022 – 30 October 2023)	14	0	328 plots required by 30 October 2026	-	

Base period	Individuals joining Part 1 of the Register	Associations	Planning permission for plots required by...	Requirement met?	Total plots secured over all base periods
9 (31 October 2022 – 30 October 2024)	11	0	338 plots required by 30 October 2026	-	

## Gypsy and traveller accommodation

Target
To make provision to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople, as indicated in the most recent Needs Assessment.
Relevant Policies
CN5 (Gypsies, Travellers and Travelling Showpeople) and Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) 2017.
Outcome
<ul style="list-style-type: none"> <li>No gypsy or traveller pitches were consented during the monitoring year.</li> <li>The council is unable to demonstrate a five year supply of pitches.</li> </ul>

5.96 In April 2017 the council published a Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) which set out needs in the borough under three categories, as required by national level planning guidance, Planning Policy for Traveller Sites (PPTS):

- Travellers who meet the new definition of travellers in PPTS.
- Unknowns – these are individuals who may meet the PPTS definition, but whose status and needs have not been clearly established.
- Travellers not meeting the new definition.

5.97 These different categories produced the following need requirements:

- Travellers who meet the new definition: seven pitches required up to 2029 (five in the first five years i.e. up to 2022).
- Unknowns: Potential for up to seven pitches (up to 2029), though this will need to be proven by applicants on a case by case basis.
- Travellers not meeting the new definition: this category would give rise to a need for three pitches up to 2029, but given that these travellers do not meet the definition, they do not result in a specific need for gypsy pitches, though their accommodation requirements do still need to be addressed, and should be culturally appropriate.

## Need

- 5.98 The total need identified by the GTAA is eight pitches over the Local Plan period, based on the seven pitches derived from those travellers which meet the definition, and one from the unknown category (based on the methodology set out in the GTAA). However, on the basis of more recent evidence from the consultants who prepared the GTAA, it was considered that the unknown category should increase from one to two pitches (the consultants previously considered that 10% of that category would need a pitch, but this was increased to 30% on the basis of further research). As per paragraph 5.41 in the Local Plan, the new figure of nine pitches updates the number of pitches set out in Policy CN5.
- 5.99 In December 2023, the Planning Policy for Traveller Sites (PPTS) was updated as a result of a Court of Appeal decision (*Smith v. SoS for Levelling Up, Housing and Communities* (CA-2021-00171, 31st October 2022)). The update reintroduced those who have ceased to travel permanently under the definition of gypsies and travellers. The GTAA 2017 identified a potential need for three pitches up to 2029 for travellers that did not meet the definition in the PPTS 2015. The need for these pitches was created from one existing unauthorised pitch and two pitches from future household formation arising from this pitch. However, the occupants of the pitch were deemed never to have travelled and therefore they do not meet the PPTS 2023 definition and their need does not need to be added.
- 5.100 As part of the process of producing the LPU the council will require a refreshed version of the GTAA in order to establish the most up-to-date need position including the definitions within the updated PPTS. The revised GTAA will underpin relevant policies and allocations and will form the basis for future need calculations and when establishing the position in terms of the five-year supply of pitches.

## Supply

### *Strategic Allocations*

- 5.101 Five pitches proposed on the Manydown site allocation (17/00818/OUT) received consent (as part of the wider application for the site) on 20 December 2021. This application is significant as it supplies deliverable pitches but also demonstrates the continued progression of the council's strategy for providing pitches on the largest housing allocation sites, as set out in the ALP.
- 5.102 The council granted outline consent for one gypsy and traveller pitch on the Basingstoke Golf Course housing allocation site (19/00971/OUT) on 25 March 2021. This has been supplemented by a reserved matters application (22/01567/RES) for a gypsy and traveller pitch which was granted consent during the previous monitoring year (10 August 2022).

- 5.103 In relation to Hounsome Fields, the outline consent for that scheme also included the requisite two gypsy and traveller pitches (15/04503/OUT). However, a subsequent planning application seeking detailed permission for the traveller pitches on the site was withdrawn (18/00873/FUL). A revised submission (21/01197/FUL) was submitted in 2021 for two pitches and was refused during the monitoring year (May 2023). An appeal has been lodged. A further application (23/01973/FUL) was submitted in August 2023 and refused in February 2024.
- 5.104 The summary above means that eight pitches now either have reserved matters consent or outline consent on the council's largest strategic housing allocations. The other strategic allocation where additional supply is expected is East of Basingstoke. No application has yet been submitted in relation to that site.
- 5.105 The continued progression of the council's strategy for meeting its pitch needs is positive in terms of ensuring compliance with the requirements of national policy. The council is also mindful of the deliverability aspects of these sites, as in order for sites to count towards the five-year supply of pitches (which is a requirement of national policy) then it must be reasonably demonstrable that pitches will be delivered within that time period. Full or reserved matters consent being established for the pitches in question will be important for justifying that they could be included within the five-year supply. In an appeal decision in December 2022 (Land at Newbury Road, Headley (19/00441/FUL)), the Inspector accepted that six of the pitches were considered deliverable at that time, namely those pitches relating to Manydown and the Golf Course. The pitches at Hounsome Fields were not considered to be deliverable given that there were issues still to be resolved.

#### *Windfall Sites*

- 5.106 A site for two pitches at Pelican Road, Tadley (15/02627/FUL) was allowed at appeal in 2017 and these can be counted towards the supply.
- 5.107 A further site for four pitches at Land at Newbury Road, Headley (19/00441/FUL) was allowed at appeal on 11 October 2022, during the previous monitoring year. In the Inspector's report, he noted that the proposal would assist in ensuring a five-year supply of deliverable sites and would also contribute to the pitch requirement set out in the Basingstoke and Deane Borough Local Plan. As such, the permission would provide a gain of four pitches towards the need requirement in the next monitoring year. However, in December 2023, a planning application for four dwellings on the site was approved (23/01174/FUL). Therefore, these pitches can no longer count towards the supply.

## Supply and need balance

5.108 The five-year supply position in respect of gypsy and traveller pitches at 1 April 2024 is set out below in Table 5.26. This outlines that the council can demonstrate six deliverable pitches up until 2029. The current need for seven pitches can therefore not be met.

Table 5.26: Gypsy and Traveller Need Calculation (based on 2017 GTAA)

	No. of pitches
Total need for five-year period (2024 - 2029 <sup>49</sup> )	7
Deliverable supply <sup>50</sup>	6
<b>Outstanding/net five-year need (2024-2029)</b>	<b>1</b>
<b>Longer term need</b>	
Outstanding need over Local Plan period 2029 <sup>51</sup>	0

5.109 In terms of supply, this would now amount to six pitches (five at Manydown and one at Basingstoke Golf Course) with a further three pitches identified in the Local Plan on the remaining housing allocations. However, it should be noted that an updated GTAA is required to ensure that the levels of current need are properly reflected in future calculations.

## Unauthorised encampments

5.110 On 4 April 2019, the council was granted a final injunction, which prevents encampments on unauthorised sites in the borough. The injunction covers the urbanised areas of Basingstoke town plus areas of Bramley and Silchester and a small parcel of land at Stratfield Turgis<sup>52</sup>.

5.111 Outside of the monitoring year, a new final injunction against the setting up of unauthorised encampments within the urbanised area of Basingstoke town, Bramley, Silchester, Tadley Common and a small parcel of land at Stratfield Turgis was granted on 23 May 2024. The injunction includes

<sup>49</sup> Total five-year need as calculated from GTAA (nine pitches) minus two pitches consented at Pelican Road (15/02627/FUL).

<sup>50</sup> Five pitches at Manydown and one pitch at Basingstoke Golf Course.

<sup>51</sup> This is calculated based on **nine** (which is the overall need over the plan period as per GTAA) then deducting **two** from this figure for consent at Pelican Road, deducting **six** from this figure for the deliverable supply, along with a further **one** which is the five-year need. This leaves no outstanding need.

<sup>52</sup> <https://www.basingstoke.gov.uk/injunction-application>

provision for powers of arrest and will be in place until 3 April 2025. It prevents unauthorised encampments in a 26 square mile radius of Basingstoke and Deane.

5.112 In granting the extension to the injunction, the judge required the council to provide an undertaking to the court to progress a negotiated stopping policy. This policy was approved outside the monitoring year in September 2024. The negotiated stopping policy gives an opportunity for those who wish to stop on council owned land to request permission to lawfully do so. This provides a mechanism for tolerated well-behaved and sensibly sized encampments on appropriate sites. Requests to ‘stop up’ must be received prior to taking up occupation of land, following which the council will assess whether the site is suitable. Occupiers are required to leave the site by a given date and time, and leave it clean and tidy. Any breach of its terms will cause the agreement to be terminated immediately and require immediate vacation of the land.

## 5.4 Housing delivery through neighbourhood planning

<b>Target</b>
To deliver new homes in the borough’s smaller settlements in line with the requirements of Local Plan Policy SS5.
<b>Relevant Policies</b>
Local Plan Policy SS5 (Neighbourhood Planning)
<b>Outcome</b>
<ul style="list-style-type: none"> <li>• A number of designated neighbourhood planning areas continue to make progress towards the requirements in Policy SS5.</li> <li>• Of the five largest settlements identified in Policy SS5, all have met their SS5 requirement in full, subject to the delivery of sites.</li> <li>• Of the 13 smaller settlements, nine have met their requirement, subject to the delivery of sites in some cases.</li> </ul>

5.113 Local Plan Policy SS5 (Neighbourhood Planning) seeks to deliver sustainable growth in the borough’s smaller settlements and identifies the minimum number of dwellings that each settlement should provide.

5.114 The Local Plan identifies what types and sizes of development can count towards the policy requirements of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one of the following:

- Comprise 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of named settlements; or

- Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.
- 5.115 In monitoring planning permissions and completions, the LPA will not count the following developments towards settlement targets:
- Sites allocated by the adopted Local Plan;
  - Sites that are not within or adjacent to those settlements' Settlement Policy Boundaries; and
  - Planning permissions granted before 1 April 2011 (including reserved matters where the outline consent was granted before this date).
- 5.116 The council considers that the requirement of Policy SS5 has been met when sufficient sites have been allocated through Neighbourhood Plans or sufficient planning permissions have been granted. The council will monitor progress with delivery to ensure that the allocations and planning consents result in new dwellings being delivered.
- 5.117 The progress of each area towards their SS5 target is set out in the following tables. The column 'total qualifying consents' includes schemes which have been implemented but not those for which planning permission has lapsed.
- 5.118 The council continues to work proactively with neighbourhood planning groups and communities across the borough, to provide advice and assistance to help them develop their plans and meet the Local Plan requirement. At 1 April 2024, 14 of the 18 parishes listed in Policy SS5, have met their requirement in full, subject to the delivery of sites in some cases. Cliddesden, Dummer, North Waltham and Preston Candover had not met their Local Plan housing allocation at 1 April 2024. Burghclere have exceeded their requirement by allocating 15 units instead of the required five. This overprovision has been factored into the consideration of future housing numbers in the rural areas for the purposes of the LPU.

Table 5.27: Progress with Housing Delivery through Neighbourhood Planning – Large settlements

Settlement	Target for plan period (at least)	Planning permissions		Completions		SS5 met at 31/3/2024?	Comments (as of April 24)
		Qualifying consents in 23-24 monitoring year	Net total qualifying consents 1/4/2011-31/3/2024	Qualifying completions in 23-24 monitoring year	Net total qualifying completions 1/4/2011-31/3/2024		
<b>Bramley</b>	200	6	486 (487 gross)	0	329	Y	The Policy SS5 requirement had already been met by consents and completions prior to the monitoring year. During the monitoring year six dwellings were consented at Clift Surgery (22/03067/FUL). Completions in the parish have now totalled well over the 200 target and therefore the dwellings requirement has been met.
<b>Kingsclere</b>	50	27	35	0	8	Y	The Kingsclere Neighbourhood Plan (KNP) became part of the development plan in September 2018. The KNP allocates three sites to meet the Policy SS5 requirement. BDBC will continue to monitor the progress of sites to ensure that the units are completed over the plan period. A 50 bed care home was allowed on appeal during the monitoring year at Fawconer Road (21/02814/FUL), this has been reduced by 46% in line with national guidance to count as 27 dwellings.
<b>Oakley</b>	150	0	434	16	176	Y	The Oakley and Deane Neighbourhood Plan was made in May 2016 and allocates five sites to meet the Policy SS5 requirement. Completions in the parish have now totalled well over the 150

Settlement	Target for plan period (at least)	Planning permissions		Completions		SS5 met at 31/3/2024?	Comments (as of April 24)
		Qualifying consents in 23-24 monitoring year	Net total qualifying consents 1/4/2011-31/3/2024	Qualifying completions in 23-24 monitoring year	Net total qualifying completions 1/4/2011-31/3/2024		
							target and therefore the dwellings requirement has been met.
<b>Overton</b>	150	0	138	37	92	Y	The Overton Neighbourhood Plan was made in July 2016. The plan contains four site allocations, and planning permission has been given for one site for 55 dwellings at land west of Sapley Lane (16/03057/OUT), on appeal for 82 dwellings at South of Two Gate Lane (20/00789/FUL) and one dwelling at Land At Court Drove Court Drove (20/03397/FUL). BDBC will continue monitoring to ensure that the units are completed over the plan period.
<b>Whitchurch</b>	200	0	215 (216 gross)	0	122(123 gross)	Y	The Whitchurch Neighbourhood Plan was made in October 2017 and contains allocations for 220 homes to meet their Policy SS5 requirement. Prior to the monitoring year, 216 (215 net) qualifying homes had been consented. BDBC will continue to monitor progress to ensure that the consented units are completed over the plan period.
<b>Total</b>	<b>750</b>	<b>33</b>	<b>1,308</b>	<b>53</b>	<b>727</b>		

Table 5.28: Progress with Housing Delivery through Neighbourhood Planning – Small settlements

Settlement	Target for plan period (at least)	Planning permissions		Consents		SS5 met at 31/3/2024?	Comments (as of April 24)
		Qualifying consents in 23-24 monitoring year	Total qualifying consents 1/4/2011-31/03/2024	Qualifying completions in 23-24 monitoring year	Net total qualifying completions 1/4/2011-31/3/2024		
<b>Ashford Hill</b>	10	0	62	0	35	Y	The SS5 requirement was met through the development of 35 dwellings at Little Knowl Hill (15/01224/FUL). A further 27 dwellings were consented at Land At The South Side, Ashford Hill Road (19/02726/OUT).
<b>Burghclere</b>	10	0	6	0	6	Y	The NP has been made and forms part of the development plan. It contains Policy B2 which allocates a site at Land off Harts Lane/Winchester Road for at least 15 dwellings. Burghclere has therefore met the SS5 requirement. Six completions have also been recorded at Sandham House (16/02751/FUL).
<b>Cliddesden</b>	10	0	0	0	0	N	The Cliddesden Neighbourhood Plan was made outside the monitoring year in July 2024. It includes Policy HD1, which allows development to come forward within or adjacent to the settlement boundary to meet the requirements of SS5 but does not allocate a site. At least 10 dwellings are required to be delivered by the

Settlement	Target for plan period (at least)	Planning permissions		Consents		SS5 met at 31/3/2024?	Comments (as of April 24)
		Qualifying consents in 23-24 monitoring year	Total qualifying consents 1/4/2011-31/03/2024	Qualifying completions in 23-24 monitoring year	Net total qualifying completions 1/4/2011-31/3/2024		
							adopted Local Plan and the Neighbourhood Plan fails to proactively meet this requirement.
<b>Dummer</b>	10	0	0	0	0	N	No neighbourhood plan area has been designated in Dummer. At least 10 dwellings are required to be delivered.
<b>North Waltham</b>	10	0	0	0	0	N	North Waltham has a designated neighbourhood plan area and they are continuing to progress their neighbourhood plan. The Policy SS5 requirement of at least 10 dwellings are still required to be delivered.
<b>Old Basing</b>	10	0	44	0	44	Y	The Old Basing Neighbourhood Plan was adopted in July 2018. Their policy SS5 requirement has been met through 24 windfall completions at Peacock House (14/02153/GPD OFF) (which is located within the neighbouring parish, but within the Old Basing SPB) and 21 gross (20 net) windfall completions at Lyde Boarding Kennels (19/01693/FUL) (also within the neighbouring parish, but within the Old Basing SPB).

Settlement	Target for plan period (at least)	Planning permissions		Consents		SS5 met at 31/3/2024?	Comments (as of April 24)
		Qualifying consents in 23-24 monitoring year	Total qualifying consents 1/4/2011-31/03/2024	Qualifying completions in 23-24 monitoring year	Net total qualifying completions 1/4/2011-31/3/2024		
<b>Preston Candover</b>	10	0	0	0	0	N	No neighbourhood planning area has been designated in Preston Candover. At least 10 dwellings are required to be delivered.
<b>Sherfield on Loddon</b>	10	0	15	0	15	Y	Neighbourhood Plan adopted in March 2018. Policy H2 of the NP supports the requirement for a site which meets the requirement of LP Policy SS5. Planning permission on the site at White Hart Field (17/03849/FUL) was issued in November 2019 and all 15 dwellings have been completed. Therefore, the SS5 requirement has been fulfilled.
<b>St Mary Bourne</b>	10	0	11	0	11	Y	The St Mary Bourne NP was made in March 2018. No site allocation was included as the policy SS5 requirement had been met through the site for 11 dwellings at Bells Field (14/02936/FUL) which is now complete.
<b>Sherborne St John</b>	10	0	18	0	18	Y	The original Sherborne St John Neighbourhood Plan was made in May 2017. It contained a site allocation at Cranes Road which was given permission in June 2018 for 18 units (16/04110/OUT). This site has now been built

Settlement	Target for plan period (at least)	Planning permissions		Consents		SS5 met at 31/3/2024?	Comments (as of April 24)
		Qualifying consents in 23-24 monitoring year	Total qualifying consents 1/4/2011-31/03/2024	Qualifying completions in 23-24 monitoring year	Net total qualifying completions 1/4/2011-31/3/2024		
							out and therefore SSJ have met their SS5 requirement. The Sherborne St John Neighbourhood Plan (as modified) was made in May 2023. It does not include any site allocations as the SS5 requirement had already been met.
<b>Tadley, Baughurst and Pamber Heath</b>	10	0	177	47	112	Y	There have been no neighbourhood plan designations for Tadley or Baughurst, however Pamber Parish was designated as a neighbourhood plan area in December 2017. The SS5 requirement has been met prior to the monitoring year, however, 47 dwellings were completed at 42-46 New Road during the monitoring year (21/00671/FUL).
<b>Upton Grey</b>	10	0	22	0	22	Y	The SS5 requirement has been met for Upton Grey through windfall consents for 17 dwellings at land at Weston Road (16/03058/FUL and 5 dwellings adjacent to SPB at Meadowside (17/00847/FUL). Both of these developments had been completed prior to the monitoring year.

Settlement	Target for plan period (at least)	Planning permissions		Consents		SS5 met at 31/3/2024?	Comments (as of April 24)
		Qualifying consents in 23-24 monitoring year	Total qualifying consents 1/4/2011-31/03/2024	Qualifying completions in 23-24 monitoring year	Net total qualifying completions 1/4/2011-31/3/2024		
<b>Woolton Hill</b>	10	0	65	0	65	Y	East Woodhay Neighbourhood Plan was made during the monitoring year. It does not include a site allocation as the policy SS5 requirement has been met by completions at the Harwood Paddock site (14/00861/RES).
<b>Total</b>	<b>130</b>	<b>0</b>	<b>420</b>	<b>47</b>	<b>326</b>		

## Additional protection for Neighbourhood Plans that allocate sites

5.119 The Government’s strong support for neighbourhood planning has been reiterated in the National Planning Policy Framework (NPPF) in paragraph 14. This gives additional protection from speculative development to areas with new neighbourhood plans, where all of the following circumstances arise at the time a decision on a planning application is made:

- The neighbourhood plan has been part of the development plan for two years or less;
- The neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- The local planning authority can demonstrate a three-year supply of deliverable housing sites; and
- The local planning authority had delivered at least 45% of its required number of dwellings over the previous three years (when assessed against the Housing Delivery Test).

5.120 The table below, therefore sets out whether made neighbourhood plans qualify for this protection, and if so, what date it ends. At present, two neighbourhood plans benefit from this protection – Ecchinswell, Sydmonton and Bishops Green and Burghclere.

5.121 The Neighbourhood Planning Act 2017 enacted legislation that meant that a post-referendum neighbourhood plan formed part of the development plan after a positive referendum from 27 April 2017. It therefore forms the start date for the two years’ protection for the borough’s plans, as set out below.

*Table 5.29: Position for made neighbourhood plans under paragraph 14 of the NPPF at 1 October 2024*

Name of Plan	Date Neighbourhood Plan formed part of development plan	Qualify for protection under NPPF para 14b on 31 March 2018?	Date Plan’s additional protection ends
Oakley and Deane	26 May 2016	Yes	This ended on 11 Dec 2018 under para 216 (a)
Overton	21 July 2016	Yes	This ended on 11 Dec 2018 under para 216 (a)
Bramley	30 March 2017	No	
Sherborne St John	5 May 2017	Yes	This ended on 5 May 2019
Whitchurch	15 September 2017	Yes	This ended on 15 September 2019
St Mary Bourne	21 February 2018	No	
Sherfield on Loddon	21 February 2018	No	

Name of Plan	Date Neighbourhood Plan formed part of development plan	Qualify for protection under NPPF para 14b on 31 March 2018?	Date Plan's additional protection ends
Old Basing	7 June 2018	No	
Kingsclere	7 September 2018	Yes	This ended on 7 September 2020
Wootton St Lawrence and Ramsdell	22 November 2019	No	
Ashford Hill with Headley	9 September 2022	No	
East Woodhay	20 January 2023	No	
Ecchinswell, Sydmonton and Bishops Green	5 May 2023	Yes	This additional protection will be in place until 4 May 2025
Burghclere (as modified)	18 May 2023	Yes	This additional protection will be in place until 18 May 2025
Sherborne St John (as modified)	16 May 2024 (outside of monitoring year)	No	
Cliddesden	18 July 2024 (outside of monitoring year)	No	

## 5.5 Housing design quality

<b>Target</b>
To achieve high quality development on large sites. The majority of large developments (by unit number) will be of a high-quality, and based upon a robust design-led approach.
<b>Relevant Policies</b>
EM10 (Delivering High Quality Development)
<b>Outcome</b>
70% of the completed dwellings have been rated as 'Good' or 'Very Good' (four out of six schemes) when assessed using the Building for a Healthy Life criteria.

5.122 Building for a Healthy Life (BHL) is a Government-endorsed assessment benchmark developed by Homes England. Each housing scheme is assessed by officers against 12 BHL criteria which were introduced in 2020 and replace the previous assessment known as Building for Life. Examples of the criteria used in the assessment include how the site has integrated

with its existing surroundings, the mix of housing types and tenures, accessibility to facilities and services, how well the streets and public and private spaces are defined within the development and the creation of a memorable character.

5.123 During the monitoring period, six sites (with a total of 528 completions) were eligible to be assessed by Building for a Healthy Life. Only housing sites of 10 or more new dwellings are assessed and only once the whole development or a large phase has been completed. The following completed developments or phases of developments were assessed:

- Normandy House, Alencon Link, Basingstoke (114 flats).
- The Spinney adj to Park Prewett, Furzelea Way, Basingstoke (122 houses and flats).
- Hounsome Fields Phase A2, Hounsome Drive, Basingstoke (145 houses and flats).
- Former Police Station, London Road, Basingstoke (56 flats).
- Hurstbourne Station, Stoke Lane, Hurstbourne Priors (44 houses).
- 42-46 New Road, Tadley (47 flats).

5.124 The developments assessed as 'Very Good' are The Spinney at Furzelea Way by Zero C and Phase A2 of Hounsome Fields by Bovis/Linden Homes. The Former Police Station by Churchill Retirement Living and 42-46 New Road by McCarthy and Stone were assessed as 'Good'. Scores of Very Good or Good therefore comprised 70% of the units. Hurstbourne Station was given an 'Average' rating. One scheme at Normandy House was given a rating of 'Poor'.

*Table 5.30: The number and proportion of housing completions with Building for a Healthy Life ratings*

Rating	2020/21		2021/22		2022/23		2023/24	
	Number	Proportion	Number	Proportion	Number	Proportion	Number	Proportion
Very Good	123	17%	428	26%	94	8%	267	50%
Good	359	48%	400	24%	598	50%	103	20%
Average	133	18%	816	50%	53	4%	44	8%
Poor	124	17%	0	0%	455	38%	114	22%
<b>Total</b>	<b>739</b>	<b>100%</b>	<b>1,644</b>	<b>100%</b>	<b>1,200</b>	<b>100%</b>	<b>528</b>	<b>100%</b>

Table 5.31: Summary of Building for a Healthy Life assessments during 2023/24

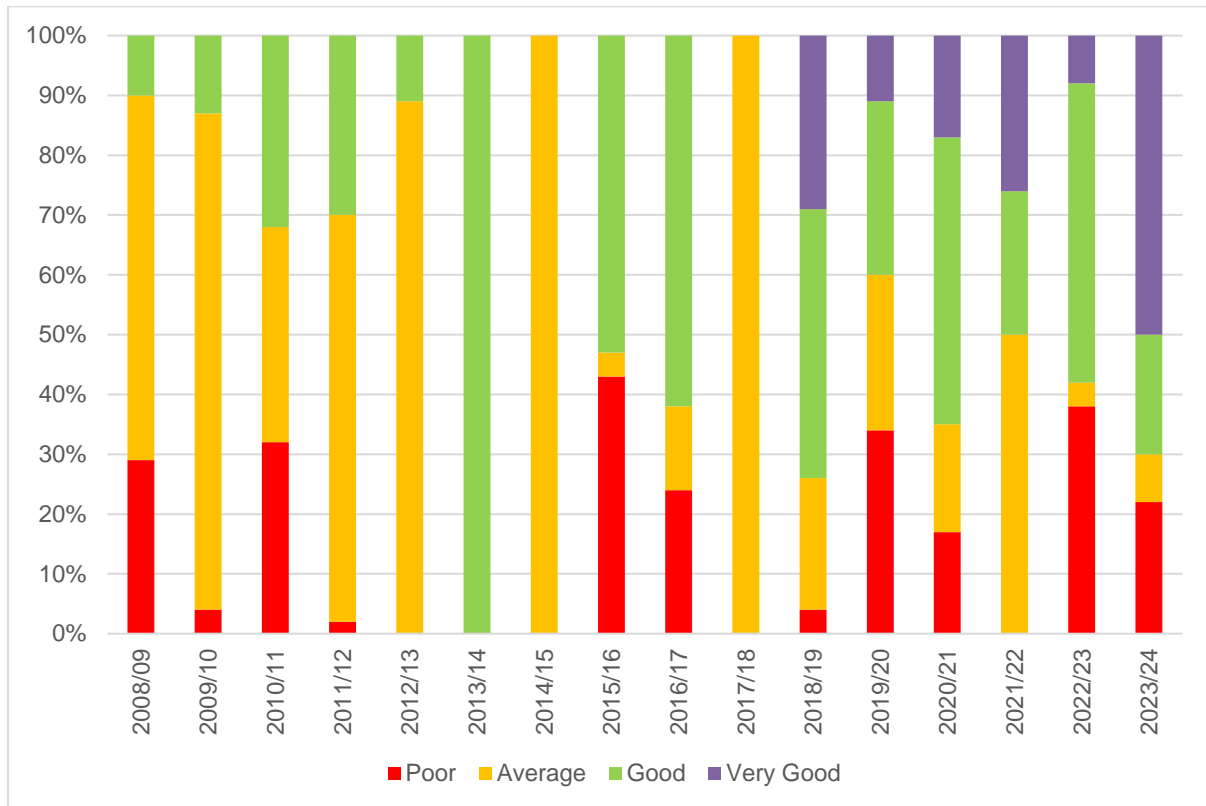
Site name	BHL Rating	Summary of assessment
The Spinney	Very Good	The scheme scored highly on how the layout maximises views towards surrounding tree belts, the streets being well defined by the massing of houses and a more contemporary elevational appearance which is informed by the local vernacular.
Hounsome Fields (Phase A2)	Very Good	The scheme scored highly on how the layout enables views towards woodland belts on the site boundaries, the streets being well defined by the massing of houses and an elevational appearance which is informed by the local vernacular and has good architectural detailing.
Former Police Station	Good	The scheme scored highly on how the scheme is close to facilities in the town centre, it provides needed retirement flats and has an elevational appearance which is informed by the local vernacular.
42-46 New Road	Good	The scheme scored highly on how it provides needed retirement flats and uses architectural devices such as projections and brick detailing to enhance its appearance.
Hurstbourne Station	Average	The scheme scored highly on the well expressed traditional appearance of the houses and how it provides pleasant views out towards the surrounding countryside. It scored less well in relation to how far the scheme is from local facilities and bus services and how its location on rising ground has a visual impact in a National Landscape.
Normandy House	Poor	The proposal was a <b>permitted development scheme</b> and therefore the council was unable to influence a number of aspects. The scheme scored poorly due to a lack of affordable housing, how it has the character of an office building and a lack of amenity space. Some of the flats are small, being below the lower floorspace limit prescribed by the Government's Internal Space Standards.

5.125 The council has a range of Supplementary Planning Documents (Design and Sustainability SPD, Parking SPD and Landscape, Biodiversity and Trees SPD) which provide support for the achievement of higher quality sustainable developments. Design policies in Neighbourhood Plans and the content of Village Design Statements and Design Codes play a valuable role in supporting the achievement of high quality development in rural areas. Further support and tools on how to achieve good design has been published by the government as part of the National Design Guide. A review of design policy is being undertaken through the Local Plan Update including how development can be made more sustainable in order to combat climate change and to prescribe minimum internal space standards.

5.126 The chart below shows that there has been an overall improvement in Building for a Healthy Life ratings since 2008/09 when the monitoring of the design quality of large housing sites was first undertaken. The last six years (2018/24) have been the most successful period with 'Very Good' ratings given to a number of schemes including Razors Farm Phase 1 in Chineham, Land at Sapley Lane in Overton and others including Phases A1 and A2 of Hounsome Fields. Over half of dwellings (70%) have been rated this year (2023/24) as Good or Very Good. The scheme which scored poorly this year

was permitted development, from office to residential use, and therefore its design quality was not subject to local planning authority control.

Figure 5.9: Summary of Building for a Healthy Life ratings 2008-24



## Section 6: Environmental management and climate change

### 6.1 Biodiversity, geodiversity and nature conservation

- 6.1 This section of the AMR focuses upon the effectiveness of the planning policy framework concerning biodiversity, geodiversity and nature conservation. The Hampshire Biodiversity Information Centre (HBIC) provides data to monitor changes in key habitats, designated sites and selected notable species.

#### New development in strategic gaps

<b>Target</b>
To only allow development in strategic gaps in the exceptional circumstances set out in Local Plan Policy EM2.
<b>Relevant policies</b>
Policy EM2 (Strategic Gaps)
<b>Outcome and key findings</b>
<ul style="list-style-type: none"> <li>• One application for a single dwelling was permitted in a strategic gap during the monitoring year.</li> <li>• A further five planning applications for new buildings/structures were permitted in a strategic gap during the year.</li> <li>• All of the above proposals were considered to not affect the integrity/openness of the relevant gap and therefore met policy criteria.</li> </ul>

- 6.2 Local Plan Policy EM2 (Strategic Gaps) designates a number of strategic gaps across the borough, seeking to prevent coalescence and maintain the separate identity of individual settlements. Paragraph 6.16 of the supporting text states that small scale development will be permitted when it is in keeping with the rural nature of the gaps, provided that it is appropriately sited and designed to minimise the impact on the openness of the gap.
- 6.3 In the monitoring year, one planning application which related to new dwellings was approved in a designated strategic gap<sup>53</sup> at Land Adjoining 10 Aldermaston Road, Sherborne St John (23/00325/FUL) for erection of a detached dwelling. The case officer's report considered the proposal against the policy and concluded that the overall openness of the area and rural

<sup>53</sup> Excluding reserved matters applications or technical details consent

character of this section of Sherborne St John would not be compromised nor diminished by the proposal.

6.4 Five planning applications which related to new buildings or structures were approved in a strategic gap. These were all considered acceptable as they would not cause harm to neighbouring buildings, the street scene or character of the area:

- Lone, Baughurst Road, Baughurst (23/01493/ROC) for variation and removal of conditions to allow additional living accommodation (part retrospective).
- St Leonards Church, Reading Road, Church End, Sherfield-on-Loddon (23/02958/FUL) for a garden shed.
- Land South Of Western Railway Track, Near Bexmoor Way, Old Basing (23/01918/FUL) for trackside wifi installation.
- Sherfield Court, Reading Road, Church End, Sherfield-on-Loddon (23/00792/FUL) for relocation of existing stables/sheep pens.
- Land On Weybrook Park Golf Club, Rooksdown Lane (23/01070/RET) for retention of the installation of 2 metal storage containers and hardstanding (Retrospective).

### Refusals in Strategic Gaps

6.5 One planning application for three bungalows was dismissed at appeal due to its location within/impact upon strategic gaps at Land At Hilltop, Chineham Lane, Sherborne St John (21/03708/FUL). The application was dismissed due to material harm to the strategic gap and the character and appearance of the area.

6.6 Another application for a new dwelling which was located in a strategic gap was dismissed at appeal but this was not due to its location within the gap at The Stables, Reading Road, Church End (21/00738/FUL). The appeal was dismissed as the proposal would be sited in open countryside in an isolated location. Despite the lack of 5-year housing land supply, the proposal would cause unacceptable harm due to its location and impact on the character and appearance of the area, and the harms would be significant and long-lasting.

6.7 Two planning applications were refused which were located in a strategic gap but were not refused due to their location within the gap:

- Land At Little Bowlings Farm, Goddards Lane, Sherfield-on-Loddon (23/00880/PIP) for the demolition of existing equestrian buildings and erection of 3 to 5 dwellings, and a new equestrian barn. The committee report noted that although the proposal is sited with the strategic gap, the site constitutes previously developed land and the small scale nature of the proposals mean the development would not compromise the integrity of the strategic gap. The report thus decides that the

proposal is not contrary to Policy EM2. Instead, the proposal is refused as it would introduce an inappropriate form of development in a countryside location, which is contrary to the NPPF and Policies EM1 and EM10 of the Local Plan.

- Carpenters Farmhouse, Goddards Lane, Sherfield-on-Loddon (22/02676/HSE) for replacement of existing outbuilding with new building. The application was refused as the size, height and design would fail to respect the historic form of the Grade II listed building and would be harmful and unsympathetic to the character and appearance of the Sherfield on Loddon Conservation Area.

### Sites of Special Scientific Interest (SSSI) and Sites of Importance for Nature Conservation (SINC)

<b>Target</b>
To not permit development that would cause harm to SSSIs and SINC in accordance with Local Plan Policy EM4.
<b>Relevant Policies</b>
EM4 (Biodiversity, Geodiversity and Nature Conservation)
<b>Outcome</b>
<ul style="list-style-type: none"> <li>• 15 planning applications were approved for new development where part of the site included a SINC, including three planning applications for new dwellings. These proposals were considered to not cause harm to SINC and therefore met policy criteria.</li> <li>• One planning application was refused due to harm on SINC.</li> <li>• No planning applications for new dwellings were approved on SSSIs.</li> </ul>

6.8 A number of sites in the borough are designated for their importance for biodiversity and geodiversity. These include nationally designated Sites of Special Scientific Interest (SSSIs) and locally designated Sites of Importance for Nature Conservation (SINC), both of which are protected by ALP Policy EM4.

### Decisions on SINC

#### New dwellings

6.9 Three planning applications for new dwellings were approved or allowed at appeal where part of the site included a SINC:

- Land at Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) 270 dwellings, community building etc. The proposal was refused and one of the reasons for refusal was the lack of a Biodiversity Enhancement

Management Plan, contrary to Policy EM4. The proposal was subsequently allowed at appeal. The appeal decision states that the proposal would avoid significant harm to biodiversity and includes measures to contribute to net gain, according with Local Plan Policy EM4.

- Land At Bramdown Farm, Overton Way, South Litchfield (22/03279/FUL) a farmworkers dwelling. The case officer's report states that the proposed development would not cause any adverse impacts to onsite biodiversity and as such the proposal is considered to be in accordance with relevant policies.
- Caravan At Star Farm, Newbury Road, Kingsclere (22/02983/FUL) one dwelling. The case officer's report notes the presence of the Northwood Copse SINC and considers that the development accords with Policy EM4, subject to a condition to submit a Biodiversity Enhancement and Management Plan (BEMP) prior to development.

### Other planning applications

6.10 13 planning applications were approved where part of the site included a SINC. Where relevant, these planning applications were found to accord with Policy EM4 and conditions were included within the decision notice where needed to ensure compliance:

- Plot 1, Land At Aldermaston Road, Aldermaston Road, Pamber End (23/02282/HSE) - new carport and access.
- Fair Oak Cottage, Ashford Hill, Thatcham (23/02674/HSE) two storey extension and roof changes, with minor external works. ,
- Tithe Barn, Ridge Lane, Newnham (23/02077/ROC) for variation of condition 3 (materials) of 21/03830/FUL to amend roof tiles.
- 1 Cowdown Lodge, Harroway, Hurstbourne Priors (23/02636/HSE) for extensions.
- Priors Farm, Stoke (23/02781/RET) - for retention of the change of use of land from equestrian to agricultural (Retrospective).
- Lower Mill, Newnham Lane, Old Basing (23/01217/LBC) for variation of Condition 1 of 21/02992/LBC - Addition of balcony.
- Flint Wood, Church Lane, Wolverton (23/00578/AGRM) for erection of wooden shelter.
- Land Adjacent To Bramley National Grid Substation, Minchens Lane, Bramley (23/01315/FUL) for installation of underground cable.
- Bolton Arch, Crabtree Plantation, London Road, Old Basing (23/00795/LBC) for repair of arch and lodges.
- Dairy House Farm, Ashford Hill, Thatcham (23/01106/LBC and 23/01105/HSE) for internal alterations, rear extension and hard landscaping works.
- 2 Squirrel Wood Road, Basingstoke (23/01027/HSE) for conversion of garage to new home office and play room.
- The Gable House, Ashford Hill Road, Headley (23/01073/LDEU) for certificate of lawfulness for existing use of land as garden land.

6.11 One planning application for a detached chalet-bungalow at Land At Mount Road, Highclere was refused due to the harm it would cause to the SINC

(23/00985/FUL). The proposed development would be situated within the Wendover Field Site for Nature Conservation (SINC) and would cause adverse harm to biodiversity, contrary to the NPPF and Policy EM4.

### Decisions on SSSIs

- 6.12 During the monitoring year, no planning applications for new dwellings were considered on land designated as a Site of Special Scientific Interest (SSSI). Four planning applications were considered and approved where part of the site included a SSSI. Where relevant, these planning applications were found to accord with Policy EM4 and conditions were included within the decision notice where needed to ensure compliance. These were at:
- Cobley Wood House, Coxford Down, Micheldever (23/01892/HSE) for construction of swimming pool and erection of ancillary pool house / gym / office building; associated landscaping.
  - 28 Winchester Street, Whitchurch (24/00126/LBC) to replace existing rainwater goods with new larger rainwater goods to prevent water damage to building.
  - Land Adjacent To River Test, Grid Ref 445281 146929, Tufton (23/02434/FUL) for replacement fishing hut.
  - Ashley, Wolverton Road, Axmansford (22/03215/HSE) for demolition of existing rear extension and construction of a single storey rear extension (amended).

### Habitat enhancements

<b>Target</b>
To secure opportunities for habitat creation, restoration, enhancement and management associated with new development in order to provide net gains in biodiversity where possible.
<b>Relevant Policies</b>
EM4 (Biodiversity, Geodiversity and Nature Conservation)
<b>Outcome</b>
Habitat enhancement schemes which showed a measurable net gain in biodiversity were secured by condition or by S106 on 13 planning applications that met the size threshold of over 0.1ha and which were determined and approved during the monitoring period.

- 6.13 Where development is considered likely to adversely impact a designated site, a key habitat type and/or legally protected or key species, ecological survey information is required with the planning application. Such applications are only approved where it is possible to condition suitable mitigation strategies to avoid and/or mitigate impacts on the key ecological features of the site and/or surrounding area where relevant.

- 6.14 Mandatory biodiversity net gain (BNG) commenced under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) for major development on the 12 February 2024 and for 'small site' development on 2 April 2024. Under this statutory framework, relevant planning applications must provide at least a 10% increase in biodiversity value, quantified using Defra's statutory biodiversity metric.
- 6.15 Due to the date of commencement, no BNG has yet been secured for a development within the borough under the statutory BNG framework.
- 6.16 Prior to mandatory BNG, in line with Policy EM4, the council required planning applications to demonstrate a net gain in biodiversity wherever possible. Measurable net gains for biodiversity of 10% or above in terms of habitats, as shown by the submission of a biodiversity metric, were requested on all applications over 0.1ha in line with the council's Interim Guidance Note on Achieving Biodiversity Net Gain.
- 6.17 For applications submitted before the commencement of mandatory BNG, a planning condition or obligation was used to secure a Biodiversity Enhancement and Management Plan (BEMP) prior to the development taking place. These plans detail the habitats to be retained, created (where a habitat type is created on a site that does not already contain it) or restored (where already present poor quality habitat is managed in such a way as to increase its species diversity and richness) in order to achieve a net gain for biodiversity. Such Plans are also used to secure any additional necessary biodiversity enhancements outside the biodiversity net gain process, for example nest boxes to benefit a particular species on site. Information is recorded on the location and habitats to be retained, enhanced and/or created and the % of biodiversity net gain to be delivered associated with each qualifying development. The percentage of net gain is calculated using a biodiversity metric. Further information about habitat enhancement is provided in the Landscape, Biodiversity and Trees SPD<sup>54</sup> which was adopted in December 2018.
- 6.18 In addition to requesting BEMPs on specific sites, the council's Biodiversity Team also required planning applications below 0.1ha to secure species enhancements where appropriate.
- 6.19 During the monitoring year, officers visited a number of sites across the borough to monitor the conditions made through Policy EM4 that have been discharged and to ensure these are being implemented in accordance with

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<sup>54</sup> <https://www.basingstoke.gov.uk/Landscape-and-biodiversity>

the agreed plans. Officers continue to undertake site visits and enforce conditions not implemented correctly.

*Table 6.1: Schemes required to demonstrate a measurable biodiversity net gain as part of applications approved in 2023/24*

<b>Planning reference</b>	<b>Site name</b>	<b>Summary of proposal</b>	<b>Biodiversity Enhancement and Management Plan provided or requested under condition or via S106?</b>
23/00826/FUL	19 - 22 Bilton Industrial Estate, Bilton Road, Basingstoke	Re-cladding and re-roofing of units, demolition of ancillary offices, construction of internal mezzanines, reconfiguration of car parking layout etc	Condition
23/01127/FUL	Baughurst House, Baughurst Road, Pound Green, Baughurst	Renovation and conversion of outbuilding; relocation of tennis court following demolition of barn; erection of workshop and additional bay to garage etc	Condition
23/00437/FUL	Cottage Farm, New Road, Pamber Green	Erection of dwellinghouse and detached garage	Condition
23/00279/FUL	Land At Bramley Corner House, Bramley Corner, Bramley	Erection of a lifetime home and garage	Condition
22/03034/FUL	Land Adjoining Pamber Green Riding School, New Road, Pamber Green	Erection of a detached dwelling	Condition
19/02536/FUL	Land At Breach Farm House, Egbury Road, St Mary Bourne	Erection of 3 no. dwellings	Condition
23/02954/ROC	Land At Bramdown Farm, Overton Way, South Litchfield	Variation of condition 1 of 22/03279/FUL to enlarge garage, amend internal layout, roof, amend materials, and Biodiversity Net Gain area levels	Condition

22/03417/FUL	The Egg Yard, Greywell Road, Mapledurwell	Erection of 3 no. dwellings	Condition
23/00237/FUL	Land At Moulshay Farm, Wildmoor Lane ,Sherfield-on- Loddon	Erection of 3no. dwelling houses	Condition
21/03850/TDC	Land Adjoining Oxleas, Ox Drove, Burghclere	Application for Technical Details Consent for 1 no. dwelling	Condition
21/03173/FUL	Plow Green Bottle Lane, Hartley Wespall	Erection of a 3 bedroom dwelling	Condition
23/00863/FUL	Bob's Farm, Vyne Road, Sherborne St John	Erection of 9 dwellings following the demolition of existing agricultural and B8 use buildings and hardstanding	Condition
21/00419/FUL	Land On The North Side Of White Hart Lane, Charter Alley	Change of use of the land to equestrian with the erection of stables, an all-weather riding school, fencing and new access	Condition

## Thames Basin Heaths Special Protection Area

<b>Target</b>
To provide appropriate mitigation for developments within 5km or 7km of the Thames Basin Heaths Special Protection Area (SPA) in accordance with Local Plan Policy EM3.
<b>Relevant Policies</b>
EM3 (Thames Basin Heaths Special Protection Area)
<b>Outcome</b>
<p><u>Completions</u></p> <ul style="list-style-type: none"> <li>• No new dwellings were completed within 5km of the Thames Basin Heaths SPA.</li> <li>• One new dwelling was completed within 7km of the Thames Basin Heaths SPA. This was a small scheme and no mitigation measures were required.</li> </ul> <p><u>Consents</u></p> <ul style="list-style-type: none"> <li>• One new dwelling was approved within 5km of the Thames Basin Heaths SPA and a contribution to mitigation was secured through S106 agreement.</li> <li>• Four gross and net new dwellings were approved within 5-7km of the Thames Basin Heaths SPA but were under the policy size threshold of 50 units and therefore no mitigation measures were considered necessary.</li> </ul>

- 6.20 The Thames Basin Heaths Special Protection Area (TBH SPA) is recognised under the EC Birds Directive as it has been identified as an internationally important breeding habitat for three rare species of bird populations. No part of the TBH SPA is within the borough, but mitigation may be required for new residential development within 7km of the SPA.
- 6.21 Policy EM3 requires new residential development which is likely to have a significant effect on the ecological integrity of the TBH SPA to demonstrate that any potential adverse impacts are fully mitigated. Net additional residential development within a 5km area of the SPA must provide relevant mitigation measures in line with the Thames Basin Heaths Delivery Framework. Applications for large scale residential development (over 50 dwellings) within 5-7km of the SPA are assessed individually with bespoke mitigation, if required.
- 6.22 No new dwellings were completed within 5km of the Thames Basing Heath SPA. One new dwelling was completed within 5-7km of the SPA during the monitoring year. This was located at Little Bowlings, Goddards Lane, Sheffield-On-Loddon (22/00157/FUL). However, this was a small scheme where no mitigation measures were considered necessary.

- 6.23 One planning application for one dwelling was approved within 5km of the SPA at Plow Green, Bottle Lane, Hartley Wespall (21/03173/FUL) for a dwelling. The case officer's report states that a payment towards Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) will be undertaken directly to Wokingham Borough Council through S106 legal agreement prior to permission being granted. It is concluded that the application complies with the relevant guidance and mitigation strategies. Therefore, it can be concluded that there will be no adverse effect on the integrity of the designated sites identified above once the mitigation to the Thames Basin Heath has been secured via S106 agreement.
- 6.24 Four planning applications for a total of four new dwellings were approved within 5-7km of the SPA. These were all for small schemes (of less than 50 dwellings) where no mitigation measures were considered necessary:
- Land Adjoining Scures Hill House, Scures Hill, Nately Scures (23/00835/FUL) for erection of one dwelling.
  - Land At The Apple House, Wildmoor Lane, Sherfield-on-Loddon (23/02047/FUL) for erection of one dwelling following demolition of existing outbuilding.
  - Land At Wildmoor Farm House, Wildmoor Lane, Sherfield-on-Loddon (23/00581/FUL) for erection of one dwelling and demolition of existing barns and stables.
  - Riverside House, Wildmoor Lane, Sherfield-on-Loddon (23/00703/FUL) for erection of one dwelling.

## 6.2 Green infrastructure

<b>Target</b>
To protect and enhance the quality and extent of public open space.
<b>Relevant Policies</b>
EM5 (Green Infrastructure)
<b>Outcome</b>
Three planning applications were approved which increased the built form on land forming part of the green infrastructure network as defined by the Green Infrastructure Strategy. These were found to be acceptable when assessed against the criteria of Policy EM5.

- 6.25 The council's Green Infrastructure (GI) Strategy<sup>55</sup> was adopted in November 2018 and aims to manage, protect and restore existing green infrastructure; and expand and reconnect green infrastructure where there is an identified deficit or where housing growth is planned and additional provision is needed.
- 6.26 The GI Strategy 2018 identifies and maps the green infrastructure network in the borough and seeks to protect and enhance the quality and extent of public open space in the borough. The GI strategy also includes an action plan to deliver 35 strategic priorities and sets a number of projects and tasks to support and enable the delivery of improved GI within the borough. The council is currently updating the GI Strategy, which is due for publication in 2025.
- 6.27 Three planning applications were allowed on land forming part of the green infrastructure network (as identified as green infrastructure types (multi-functional green space) in the Strategy Appendix F), that increased the footprint of the built form. The reasons why these were permitted are explained below. The first two applications were considered to be acceptable and would enhance current facilities. In the case of Land between A339 and Fawconer Road, this is a site allocation within the adopted Kingsclere Neighbourhood Plan when the loss of accessible natural greenspace would have been considered alongside the benefits provided by the allocation.

*Table 6.2: Planning applications approved on land within the green infrastructure network (as identified in the Green Infrastructure Strategy 2013-29)*

Site	Reference	Proposal	Type of GI	Reason approved
Howard Park Bowls Club, St Andrews Road, Basingstoke	23/00714/FUL	Erection of single storey side extension and internal alterations	Parks and gardens	Enhance Facilities
Sapley Lane Playing Fields, Sapley Lane, Overton	23/01054/FUL	Extension of existing car park to afford twelve parking spaces plus a disabled space and improved manoeuvring, and erection of height restriction barrier.	Recreation Ground	Enhance infrastructure

<sup>55</sup> <https://www.basingstoke.gov.uk/ENV09>

Site	Reference	Proposal	Type of GI	Reason approved
Land Between A339 And Fawconer Road Kingsclere Hampshire	21/02814/FUL	Erection of a care home (within Use Class C2) with parking, access, landscaping and other associated works	Accessible Natural Greenspace	Neighbourhood Plan allocation and need for new facilities

6.28 In relation to completions of new green infrastructure on larger developments, the council requires developers to submit a practical completion certificate<sup>56</sup> as part of the Section 106 legal agreement. No sites received a practical completion certification in the 2023/24 monitoring year.

### 6.3 Water quality

<b>Target</b>
To work in partnership to protect, manage and improve the water quality of the borough's water environment, particularly with regards to the requirements of the Water Framework Directive (WFD).
<b>Relevant Policies</b>
SS4 (Ensuring a Supply of Deliverable Sites); EM6 (Water Quality)
<b>Outcome</b>
As reported in the 2023 AMR, the Environment Agency (EA) monitors the Water Framework Directive (WFD) on a triennial basis. The EA undertook the monitoring in 2022 and the results were published in August 2023.

6.29 The River Loddon, which rises in the borough, is classified as a high quality chalk river and therefore requires special protection for both water quality and ecology. The River Test also rises in the borough and its river valley is a Site of Special Scientific Interest (SSSI). There are also several other water bodies in the borough that are tributaries to the River Loddon, River Test and River Kennet.

6.30 The borough's water environment is protected and monitored to ensure that there is no deterioration in quality, particularly as a result of new housing development. The council is committed to supporting the objectives of the Water Framework Directive (WFD) and the actions set out in Thames River Basin District River Basin Management Plan (RBMP) and the South East RBMP.

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<sup>56</sup> A practical completion certificate marks the point at which the contractor has completed their contractual obligations and can hand over the works to the client. Generally the works will be substantially completed and available for use.

- 6.31 The Local Plan contains two policies which relate to water quality and are linked to monitoring to ensure that water quality is protected. Policy EM6 (Water quality) and Policy SS4 (Ensuring a supply of deliverable sites) are used to ensure that where there is likely to be deterioration in water quality WFD band class, further allocated sites will not be released or planning permissions granted until measures have been taken to improve quality.
- 6.32 As reported in the 2023 AMR, the 2022 Water Framework Directive classifications were released by the EA in August 2023. These indicated that whilst the overall ecological classification of the Loddon (Basingstoke to River Lyde confluence at Hartley Wespall) had improved from poor (2019) to moderate (2022), the classification of the physico-chemical quality elements had deteriorated from good to moderate, apparently due to a deterioration in phosphate from high (2019) to moderate (2022). It was noted that the downstream section of the River Loddon (Hartley Wespall to Sherfield on Loddon) had seen an improvement in the phosphate classification from moderate (2019) to good (2022). It was also noted that the classification of dissolved oxygen had deteriorated from good (2019) to moderate (2022) for the Lower Enborne (it was previously moderate in 2015 and 2016).
- 6.33 Policy EM6 (water quality) of the Local Plan refers to the WFD requirements and states that 'should the monitoring indicate that there is likely to be a deterioration in an individual element's band status for the borough's water body(ies), Policy SS4 will prevent further development which exacerbates such deterioration within the relevant catchment. Intervention mechanisms are required to improve the quality of the relevant catchment prior to the release of any further allocated sites or granting of planning permission.
- 6.34 Following the data release, the EA stated that the deterioration in the physico-chem status of the River Loddon (Basingstoke to River Lyde confluence) was not considered to be genuine, and was due to an administrative error and the omission of data from a sampling point – had the correct sample points been included, the status would have stayed the same. This will be corrected for the next classification.
- 6.35 With regards to the Lower Enborne, there was no specific EA investigation, but they suggested that there was an incident in 2019 which caused the dissolved oxygen level to drop. Furthermore, due to limited sampling during the COVID pandemic, this had a more significant impact on the classification than might otherwise have been the case. On this basis, the EA suggested that this was also not a genuine deterioration.
- 6.36 Otherwise, there was an improvement in the WFD classifications of eight other elements in various water bodies across the borough.

- 6.37 The council will continue its partnership working with the EA and other organisations to protect, manage and improve the water quality of the borough's water environment, including through the Local Plan Update.

## 6.4 Nutrient Neutrality

<b>Target</b>
To protect the integrity of designated and proposed European designated sites.
<b>Relevant policies</b>
EM4 (Biodiversity, Geodiversity and Nature Conservation)
<b>Outcome and key findings</b>
Planning permission was granted for 21 planning applications (45 dwellings) in the Test and Itchen catchment in the monitoring period. Four further consents (120 dwellings) were granted for applications comprising variation to conditions or variation to a legal agreement in respect of previously approved applications. Strategic mitigation schemes were available for nitrogen mitigation (and proposed as mitigation in 13 of the applications). Whilst there is no strategic mitigation available as yet for phosphorus, some proposals have been able to demonstrate mitigation through the replacement of septic tanks with more effective package treatment plants.

- 6.38 The Solent water environment is internationally important for its wildlife and is protected under the Water Environment Regulations<sup>57</sup> and the Conservation of Habitats and Species Regulations<sup>58</sup> (The Habitats Regulations) with designated Special Protection Areas, Special Areas of Conservation, and potential Special Protection Areas. There are high levels of nitrogen and phosphorus entering this water environment from a variety of sources and there is evidence that these nutrients are causing eutrophication (i.e. the water is becoming over enriched with nutrients which induce excessive growth of algae and oxygen depletion). Some of the designated sites are in an unfavourable condition due to existing levels of nutrients and currently have an unfavourable conservation status as a result. The largest source of these nutrients is agricultural runoff, but a substantial proportion is from human sewage.
- 6.39 In October 2019, the council received a consultation response from Natural England (NE), in relation to a planning application for residential development in the catchment of the River Test and Itchen, advising that the

<sup>57</sup> The Water Environment (Water Framework Directive)(England and Wales) Regulations 2017

<sup>58</sup> Conservation of Habitats and Species Regulations (England and Wales) 2017 (as amended)

application could have potential significant effects on Solent and Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC). It is NE's view that an increase in wastewater from new development (any new housing and any new overnight accommodation such as hotel accommodation and major tourist facilities) is likely to have a significant effect on the internationally designated sites where the wastewater discharges into the River Test and Itchen catchments, and subsequently the Solent.

- 6.40 Whilst it can take decades for nitrogen in the upper reaches of river catchments to reach the sea, in order to satisfy the Habitats Regulations it needs to be established that planning decisions will not make the situation worse – any increase is therefore deemed significant, however small. The council has not been issuing decisions for new residential development in the River Test and Itchen catchments unless they can be shown to be nitrogen neutral via an Appropriate Assessment (to show that no additional nutrients will be discharged into the Solent as a result of the development).
- 6.41 A significant part of the borough is affected by this issue. Affected areas are those to the south-west of Basingstoke which are serviced by Southern Water wastewater treatment works (Barton Stacey, Oakley, Overton, North Waltham and Whitchurch). It also includes new development serviced by local treatment plants and septic tanks within the upper catchments of the River Test and Itchen that subsequently discharge to the Solent. This includes parts, or all, of the following parishes: Ashmansworth, Bradley, Burghclere, Deane, Dummer, Ecchinswell, Sydmonton and Bishops Green, Ellisfield, Farleigh Wallop, Hannington, Herriard, Highclere, Hurstbourne Priors, Monk Sherborne, North Waltham, Nutley, Laverstoke, Litchfield and Woodcott, Oakley, Overton, Popham, Preston Candover, Rooksdown, Steventon, St Mary Bourne, The Candovers, Whitchurch, Wootton St Lawrence.
- 6.42 Whilst this issue initially resulted in a backlog of planning applications while solutions to the issue were being resolved, planning permission was granted for 25 planning applications (165 dwellings) in the Test and Itchen catchment in the monitoring period.
- 6.43 As evidenced by some of the planning applications that have been determined, proposals have included mitigation solutions such as the change of use of agricultural land to woodland. There are also now strategic mitigation schemes in the River Test and Itchen catchment, for which nitrogen 'credits' can be purchased to enable the nutrient neutrality of development proposals.
- 6.44 In March 2022 the council received updated information from Natural England in relation to the methodology for calculating the impact of

development in relation to nutrients. Specifically with regards to the River Itchen catchment, the guidance advised that phosphorous and nitrogen are causing environmental effects to the River Itchen Special Area of Conservation. This means that the council can only grant planning permission for new residential development in the Itchen catchment, where the phosphorus as well as the nitrogen impact can be appropriately addressed.

- 6.45 This affects a smaller area (all or parts of the parishes of Bradley, Dummer, Ellisfield, Farleigh Wallop, Herriard, Nutley, The Candovers, Preston Candover, Upton Grey) which is predominantly rural with few applications for new residential development. Whilst there are, as yet, no strategic mitigation schemes available in respect of phosphorus mitigation in the Itchen catchment, some proposals have been able to demonstrate mitigation through the replacement of septic tanks with more effective package treatment plants. However, three planning applications and two Habitats Regulations applications (seven dwellings) remained delayed (at the end of the monitoring period) due to the lack of phosphorus mitigation.

## 6.5 Managing flood risk

<b>Target</b>
Development within areas of flood risk from will only be permitted if it is demonstrated to be appropriate in that location.
<b>Relevant Policies</b>
EM7 (Managing Flood Risk)
<b>Outcome</b>
Seven dwellings were completed on sites which had land within Flood Zones 2 or 3.  No planning applications were granted permission contrary to advice from the Environment Agency (EA). Whilst the EA initially objected to three applications, following further liaison the objections were removed prior to approval.

- 6.46 Local Plan Policy EM7 (Managing Flood Risk) takes into account the evidence in the council's Strategic Flood Risk Assessment (2010 and 2012) and seeks to direct new development to areas at the lowest risk of flooding.

## Completions

- 6.47 There were seven dwellings completed on sites which had land within Flood Zones 2 or 3 (areas at the highest risk of flooding). See previous AMRs for details on these schemes:

- One dwelling at Meadow House, Church Lane, Preston Candover (18/03242/FUL).
- One dwelling at Land at Willow Grove, Newnham Lane, Old Basing (19/02107/FUL).
- Two dwellings at Waterside, Frog Lane, Mapledurwell (20/03328/FUL).
- Three dwellings at 81-83 Church Street, Basingstoke (22/00706/FUL).

## Consents

6.48 The LPA is required to consult the EA on certain types of major applications. During the monitoring year, the EA initially objected to three planning applications on the grounds that the evidence submitted in relation to flood risk was not acceptable. However, the LPA liaised with the EA and the objections were removed for all of the applications prior to determination. The details of the relevant applications can be seen in Table 6.3.

*Table 6.3: Planning approvals where permission was granted but the EA initially raised an objection*

Site Address	Planning Reference	Proposal	Reason for EA Objection	Reason for LPA approval
Garston Stoke Lane, Stoke	22/00693/HSE	Erection of cartshed with accommodation above	Object in principle as there is no acceptable submitted Flood Risk Assessment, and as the proposed development falls within a flood risk vulnerability category that is inappropriate to the Flood Zone it lies in (Flood Zone 3b – Functional Floodplain).	An acceptable Flood Risk Assessment was submitted and it is considered the additional bulk of development at the first floor would not demonstrably harm the flooding potential of the site beyond that granted under extant permission 23/00388/LDPO.
Riverview House, London Road, Old Basing	22/02416/FUL	Extensions to Riverview House including creation of an additional floor and a 3 storey rear extension to provide 9	Object in principle as there is no acceptable submitted Flood Risk Assessment, and due to the proximity of parts of the	An acceptable Flood Risk Assessment was submitted which confirmed the proposal was an appropriate distance from the watercourse after the proposed decking was removed from plans.

		additional one bedroom flats	development to the watercourse.	
Land at Watermill Bridge, Andover Road, Wash Water	21/03394/OUT	Hybrid application for mixed use community	Lack of submitted acceptable flood risk assessment	EA removed objection subject to inclusion of a condition that the development is carried out in accordance with the submitted flood risk assessment

## 6.6 Sustainable energy and water use

<b>Target</b>
To encourage commercial generation of energy from renewable and low carbon resources unless there are adverse environmental, economic or social impacts.
<b>Relevant Policies</b>
EM8 (Commercial Renewable/Low Carbon Energy Generation); EM9 (Sustainable Water Use)
<b>Outcome</b>
<ul style="list-style-type: none"> <li>No planning applications were considered for commercial renewable energy generation. Permission was granted for a number of small renewable projects and/or supporting infrastructure.</li> <li>The council requires new dwellings and large non-residential commercial buildings to meet the water efficiency standards set out in Local Plan Policy EM9.</li> </ul>

6.49 Local Plan Policy EM8 (Commercial Renewable/Low Carbon Energy Generation) supports proposals for commercial generation of energy from renewable and low carbon resources (excluding wind turbines) so long as they do not create any adverse environmental, economic or social impacts.

6.50 There were no planning applications considered for commercial renewable energy generation during the monitoring year. However, there were 11 applications approved for renewable energy generation on commercial/community buildings, six of which were prior approvals. These are set out in the table below.

*Table 6.4: Planning applications approved for renewable energy and heat generation on commercial buildings*

<b>Planning application reference</b>	<b>Site Address</b>	<b>Proposal</b>
23/03027/FUL	Pinewood, Crockford Lane, Chineham	15 no. 12.5m rows of ground mounted solar panels and associated infrastructure and landscaping for a temporary period. Energy would be used onsite within existing buildings across Chineham Business Park.
23/03128/FUL	The Old Baptist Church, Thornford Road, Headley	16 no. ground mounted photovoltaic solar panels to provide power to Headley Community Shop.
23/02178/FUL	Solar Panels at Porchester Farm, Crux, Easton	6no. new banks of 60kW ground mounted solar panels.
23/02187/FUL	Basingstoke College Of Technology South Site, Worting Road, Basingstoke	Installation of photovoltaic panels upon the main roof at F Block.
23/02393/FUL	Sports Pavilion at Old Basing Recreation Ground, The Street, Old Basing	Installation of an air source heat pump to the Parish Office and installation of photovoltaic panels to the Workshop.
23/02435/GPDSP	Sainsbury's, Wallop Drive, Basingstoke	Prior approval for installation of 552.5kW rooftop solar PV array, comprising of 1,300no. 425W solar modules split over a flat roof area and a pitched roof area.
23/01523/GPDSP	Inchcape Toyota Basingstoke, 1 - 4 Edison Road, Basingstoke	Application for prior approval for installation of 154.28kW roof mounted solar PV system comprising of 406 x Canadian Solar 380w modules.
23/01712/GPDSP	St Michaels School, Harts Lane, Burghclere	Application for prior approval for installation of a 29.88kW (72 panels) roof mounted solar photovoltaic system.
23/02348/GPDSP	Land on the North and South Sides Of Beggarwood Lane, Basingstoke	Application for prior approval for installation of solar pv system totalling ~70kWp on the roof.
23/00849/GPDSP	Unit 2, Gemini Centre, Hamilton Close, Basingstoke	Application for prior approval of the installation of a 341 kWp roof-top solar PV

		system on the existing metal roof of a commercial unit.
23/00938/GPDSP	Manor Farm Barn, Church Lane, Hannington	Application for prior approval for installation of solar panels on roof of agricultural barn.

6.51 Planning permission was also granted for a number of small renewable projects and/or supporting infrastructure for energy and heat which also required planning consent. These are set out in the table below.

*Table 6.5: Planning applications approved for renewable energy and heat generation on residential buildings*

<b>Planning application reference</b>	<b>Site Address</b>	<b>Proposal</b>
23/02898/FUL	Dores Hill, North Sydmonton	27 no. ground mounted PV solar panels (together with battery storage and battery inverter charger in enclosure and underground cabling).
23/01584/HSE	Latchmore Barn, Latchmere Green, Little London	Ground solar system array comprising of 6 rows of 4 all black solar panels.
23/03062/FUL	Gateway House, Bilton Road, Basingstoke	Solar panels on the roof.
23/02870/HSE	Clearwell, Bexmoor, Old Basing	Solar panels on the roof.
23/02465/FUL	Medhurst, St Mary Bourne	Solar garden.
23/02385/HSE	High View, The Street, Bramley	Relocation of photovoltaic panels, new solar thermal panels and air source heat pump.
23/01669/HSE	37 Minden Close, Chineham	Single storey rear extension with solar panels.
23/00781/HSE	The Stables, Cufaude Courtyard, Cufaude Lane, Bramley	8 solar panels on car port roof.
22/03181/FUL	Edernish House, Vyne Road, Sherborne St John	Ground mounted solar panels.

Planning application reference	Site Address	Proposal
23/00806/HSE	33 Watertower Way, Basingstoke	Single storey rear extension including solar panels and solar panels to rear roof of main dwelling.
23/02696/HSE	Willow Tree Cottage, Sherfield Road, Bramley	Fourteen solar panels.
23/01117/HSE	The Old Orchard, Tunworth Road, Mapledurwell	25 no. solar photovoltaic panels,
23/00821/HSE	The Limes, 30 Winchester Street, Overton	Carport with solar panels.
23/01453/RET	The Covers, Lytton Road, Basingstoke	Installation of photovoltaic panels to outbuilding (retrospective).
23/00606/ROC	4 Sandford House Cottages, Knowl Hill, Kingsclere	Addition of photovoltaic panels (battery storage and larger storage area required).
23/02378/HSE	Groundsmans Cottage, Riley Lane, Old Basing	Installation of an air source heat pump.
23/01748/HSE	104 Bernstein Road, Basingstoke	Installation of air source heat pump.
23/03029/HSE	6 Pound Meadow, Whitchurch	Installation of air source heat pump.
24/00002/HSE	14 Glebe Meadow, Overton	Installation of air source heat pump.
22/02819/HSE and 22/02820/LBC	Manor Farm, Church Lane, Hannington	Installation of air source heat pumps.
23/00064/HSE and 23/00065/LBC	Up Street, Yew Tree Road, North Waltham	Installation of air source heat pump.
23/01128/HSE	Olde Meade, Steventon	Installation of air source heat pump.
23/02806/HSE	23 West Ham Close, Basingstoke	Installation of air source heat pump.

6.52 Smaller renewable energy installations (such as solar PV) usually do not require planning permission. It is therefore more useful to monitor the uptake of renewable energy using national statistics. The table below shows an increase in the number of sites with photovoltaic panels and anaerobic

digestion which resulted in an increase in renewable energy generation over the last year.

*Table 6.6: Number of renewable Energy sites in Basingstoke and Deane (Department of Business, Energy and Industrial Strategy, October 2024, <https://www.gov.uk/government/statistics/regional-renewable-statistics>)*

Date	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Change from 2022/23
Photovoltaics	1,710	1,958	2,030	2,071	2,133	2,452	2,552	2,773	3,226	4,154	928
Onshore Wind	1	1	1	1	1	1	1	1	1	1	0
Anaerobic Digestion	3	4	4	4	4	4	4	5	5	7	2
Municipal Solid Waste	1	1	1	1	1	1	1	1	1	1	0
Other	3	3	3	4	4	5	5	5	5	5	0
Total energy generated (MWh) from all of the renewable energy sites	35,891	81,595	57,069	63,084	69,958	54,089	53,245	56,308	62,959	66,128	3,169

6.53 The council declared a Climate Emergency in July 2019 and adopted a Climate Change and Air Quality Strategy, along with an accompanying Action Plan, in March 2021. This aims to make the council's activities carbon neutral by December 2025, and the wider borough carbon neutral by 2030, including raising awareness locally about climate change. As part of the LPU the council is assessing what actions can be implemented locally to reduce carbon emissions for new development in the borough in order to achieve the targets set as part of the Climate Emergency declaration.

- 6.54 The council has undertaken an evidence base study<sup>59</sup> to provide the required justification for ambitious policies within the LPU, in particular around requirements for new build residential and commercial properties. These include proposals that new build residential buildings should be net zero carbon for their operational energy use.
- 6.55 Local Plan policy EM9 (Sustainable Water Use) sets water efficiency standards for new commercial and residential development. The council achieves compliance with these standards through the use of planning conditions.

## 6.7 Air quality

<b>Target</b>
To ensure development is not detrimental to quality of life and does not pose an unacceptable risk to health or the natural environment.
<b>Relevant Policies</b>
EM12 (Pollution)
<b>Outcome</b>
No Air Quality Management Areas were required in the borough in the monitoring year (these are required where air quality needs to be improved due to national air quality objectives not being met). There are currently no AQMAs within the borough.

- 6.53 The council is required by law to review and assess the quality of the air in the borough against the national air quality objectives. In the borough, the main pollutant of concern is nitrogen dioxide (NO<sub>2</sub>). This primarily arises from the use of petrol and diesel powered vehicles as well as domestic and commercial heating. Particulate matter (Pm<sub>10</sub>) is not currently a pollutant of concern in the area as far as exceedances of the air quality objectives are concerned.
- 6.54 Particulate matter (PM<sub>2.5</sub>) is not currently a pollutant of concern in Basingstoke and Deane Borough as far as exceedances of the air quality objectives for PM<sub>2.5</sub> are concerned. In April 2023, Defra published a new Air Quality Strategy for local authorities, which included two legally binding PM<sub>2.5</sub> concentration targets which local authorities are responsible in working towards achieving:
- 10 µg/m<sup>3</sup> annual mean concentration PM<sub>2.5</sub> nationwide by 2040, with an interim target of 12 µg/m<sup>3</sup> by January 2028

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<sup>59</sup> <https://www.basingstoke.gov.uk/content/doclib/3415.pdf>

- 35% reduction in average population exposure by 2040, with an interim target of a 22% reduction by January 2028, both compared to a 2018 baseline
- 6.56 From the latest available 1 km x 1 km background maps for PM2.5 for 2023 (using 2018 baseline) the entire Basingstoke and Deane Borough Council area has an average background annual mean PM2.5 concentration of 8.5 µg/m<sup>3</sup> which currently satisfies both PM2.5 objectives. This is an improvement on the average background annual mean PM2.5 concentration of 9.1 µg/m<sup>3</sup> in 2018. Considering each data point at 1 km resolution from 2023 background concentration projections, 100% of the council area is still below the 12 µg/m<sup>3</sup> concentration objective for 2028 and 99% of the council area is below the 10 µg/m<sup>3</sup> concentration objective for 2040.
- 6.57 The National Air Quality Strategy also stipulates that all local authorities must aim to achieve “an average population exposure reduction target of 35% in 2040 compared to a 2018 baseline”. Using 2018 baseline data, the average PM2.5 concentration of 8.5 µg/m<sup>3</sup> in 2018 should be improved to 5.5 µg/m<sup>3</sup> by 2040. Basingstoke and Deane Borough Council will be proactive in further reducing PM2.5 emissions within the area and their control in order to maintain the projected compliance with the new PM2.5 objectives.
- 6.58 Air Quality Management Areas (AQMAs) are declared when there is an exceedance or likely exceedance of an air quality objective. After declaration, the authority must prepare an Air Quality Action Plan (AQAP) within 12 – 18 months setting out measures it intends to put in place. There are currently no AQMAs in the borough. The council monitors air quality in various locations around the borough. New sites are introduced on a routine basis. Full information about air quality can be viewed in the council’s [Air Quality Annual Status Report<sup>60</sup>](#) which was published in May 2024. Furthermore, the report includes details of a number of initiatives undertaken by the council in relation to improving air quality in the borough. Up to date information on national air quality is available by visiting <http://uk-air.defra.gov.uk/>.

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<https://www.basingstoke.gov.uk/content/page/84699/Air%20Quality%20Annual%20Status%20Report%20ASR%202024.pdf>

## 6.8 Historic environment

<b>Target</b>
To ensure development conserves or enhances the quality of the borough's heritage assets in a manner appropriate to their significance.
<b>Relevant Policies</b>
EM11 (The Historic Environment)
<b>Outcome</b>
A number of Conservation Area Appraisal and Management Plan are currently being updated.

6.59 There are more than 40 conservation areas in the borough. These areas vary greatly in character, size and history, from densely built-up urban areas of central Basingstoke to peaceful rural villages and parkland. The council has previously produced a conservation area appraisal for each of the borough's conservation areas, and has adopted these as supplementary planning guidance<sup>61</sup>. Some small or neighbouring conservation areas share an appraisal.

6.60 The council is currently reviewing and updating the conservation area appraisals in line with a prioritisation timetable:

- Basingstoke Town Conservation Area Appraisal and Management Plan SPD<sup>62</sup> in 2015
- Kingsclere Conservation Area Appraisal and Management Plan SPD<sup>63</sup> was adopted in November 2017
- Overton Conservation Area Appraisal and Management Plan SPD<sup>64</sup> was adopted in January 2019
- Whitchurch Conservation Area Appraisal and Management Plan SPD<sup>65</sup> was adopted in December 2019.

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<sup>61</sup> <https://www.basingstoke.gov.uk/conservationappraisals>

<sup>62</sup> <https://www.basingstoke.gov.uk/content/page/44210/Basingstoke%20Town.pdf>

<sup>63</sup>

<https://www.basingstoke.gov.uk/content/page/60087/Kingsclere%20conservation%20Area%20Appraisal,%20Management%20Plan%20SPD%202017%20with%20Appendices.pdf>

<sup>64</sup>

<https://www.basingstoke.gov.uk/content/page/59310/Overton%20Conservation%20Area%20Appraisal%20and%20Management%20Plan%20SPD.pdf>

<sup>65</sup>

<https://www.basingstoke.gov.uk/content/page/61866/Whitchurch%20Conservation%20Area%20Appraisal%20and%20Management%20Plan%20SPD.pdf>

- Old Basing Conservation Area Appraisal and Management Plan SPD<sup>66</sup> was adopted in January 2020.
- Laverstoke and Freefolk Conservation Area Appraisal and Management Plan SPD was adopted in December 2021<sup>67</sup>.
- North Waltham Conservation Area Appraisal and Management Plan SPD was adopted in October 2022<sup>68</sup>.

Table 6.7: Conservation areas under review during the 2023/24 monitoring year

Conservation Area	Review Status
St Mary Bourne and Stoke	Consultation with the local community took place during 2022. Following the consultation, further revisions were required. A revised appraisal and mapping is due to be published for consultation in early 2025.
Upton Grey	Consultation with the local community took place during 2023. Following the consultation, further revisions were required. A revised appraisal and mapping is due to be published for consultation in early 2025.
Newnham	Due to be published for consultation during 2025.
Ellisfield	Due to be published for consultation during 2025.
Cliddesden	Due to be published for consultation during 2025.

6.61 More information on the borough’s Historic Environment can be found in the council’s Heritage SPD, which was adopted by the council in March 2019<sup>69</sup>. The SPD provides detailed guidance in relation to Policy EM11 and is a material consideration in the determination of applications including listed building applications. The Heritage SPD was shortlisted for an RTPI award for ‘Planning Excellence in the South East’.

66

<https://www.basingstoke.gov.uk/content/page/65847/Conservation%20Area%20Appraisal%20and%20Management%20Plan%20SPD%20270121.pdf>

67

<https://www.basingstoke.gov.uk/content/page/69129/Laverstoke%20and%20Freefolk%20Appraisal%20and%20Management%20Plan.pdf>

68

[https://www.basingstoke.gov.uk/content/page/72064/North%20Waltham%20CAA\\_Appendix%201\\_CA\\_A%20and%20MP.pdf](https://www.basingstoke.gov.uk/content/page/72064/North%20Waltham%20CAA_Appendix%201_CA_A%20and%20MP.pdf)

69 <https://www.basingstoke.gov.uk/heritage-spd>

## Section 7: Economic Development

7.1 The Local Plan seeks to maintain and enhance the borough's position as a prosperous, economic centre by:

- enhancing existing and enabling the provision of high-quality employment space
- directing new employment to appropriate locations
- supporting key employment sectors
- protecting and enhancing the role, vitality and vibrancy of the borough's town, district and local centres, and
- supporting economic development in the borough's smaller settlements and the countryside.

### 7.1 Employment land and vacancy rates

<b>Target</b>
To secure sufficient employment land to meet the borough's needs.
<b>Relevant Policies</b>
EP1 (Economic Growth and Investment), EP2 (Employment Land and Premises), EP4 (Rural Economy)
<b>Outcome</b>
<ul style="list-style-type: none"> <li>• 23,730m<sup>2</sup> of gross employment floorspace was completed in the borough during the monitoring year. The net change in employment floorspace was a gain of 17,133m<sup>2</sup>. A large part of the completions was 19,459m<sup>2</sup> at Lilly House, Priestley Road, Basingstoke (21/03390/FUL).</li> <li>• There is 20.51ha of available employment land in the borough (land within allocated strategic employment areas which is available for development and sites with planning permission for employment development). This is a decrease of 3.12ha compared with 31 March 2023.</li> </ul>

7.2 The council monitors the creation and loss of employment floorspace, along with the amount of available employment land. These measures provide an indication of how well the local economy is functioning, and how well equipped it is to support economic growth moving forwards. It should be noted, however, that this data only provides a snapshot of the floorspace changes over the monitoring year and that when sites are redeveloped the initial loss and subsequent gain may be reported in different periods.

## Change in amount of employment floorspace

7.3 A total of 23,730m<sup>2</sup> (gross) of new employment floorspace was completed during the monitoring year. This is slightly lower than the previous monitoring year which saw gross completions amounting to 25,540m<sup>2</sup>. The largest contribution to this total was 19,459m<sup>2</sup> at Lilly House, Priestley Road, Basingstoke (21/03390/FUL).

Table 7.1: Net change in employment floorspace (m<sup>2</sup>) (Source: Hampshire County Council)

	E (g) – Business and former B1	B2 – Industrial	B8 – Storage	B1-B8	E/B2/B8	Total (m <sup>2</sup> )
Gross gains	0	0	19,829	1,506	2,395	<b>23,730</b>
Gross losses	0	800	836	787	4,174	<b>6,597</b>
Net change	0	-800	18,993	719	-1779	<b>17,133</b>

7.4 Other completions included 2,395m<sup>2</sup> (Class E(g)(ii)(iii), B2 and B8 Unit, together with ancillary offices) at Norton House, Stewart Road, Basingstoke (21/02906/FUL), 1,506m<sup>2</sup> (net 1,206m<sup>2</sup>) (B1-8) at Manor Farm, Upton Grey (19/01673/FUL), and 370m<sup>2</sup> (B8) at The Yard, Bramley Road, Little London (22/01626/FUL).

7.5 A notable amount of employment floorspace was lost during the monitoring period, including 4,174m<sup>2</sup> at Intec 2, Wade Road, Basingstoke (20/02802/FUL), where the site was cleared in preparation for redevelopment. Some employment floorspace was lost to residential use and Table 7.2 shows where development has been completed that resulted in the loss of employment floorspace. No floorspace was lost due to permitted development rights during the monitoring year.

Table 7.2: Completed developments resulting in the loss of employment floorspace  
(Source: Hampshire County Council)

Ref	Site Address	Summary of proposal	Est. floorspace loss (m <sup>2</sup> )	In a SEA (Y/N)	Reason for allowing
<b>Loss of floorspace through office to residential permitted development</b>					
No floorspace was lost through office to residential permitted development during the monitoring year					
<b>Loss of employment floorspace to residential (not permitted development)</b>					
20/025 54/FUL	Stubbs House (Formerly Highfield Farm), Binley Bottom, Binley	Erection of a new dwelling, studio and garage with annexe over, provision of a tennis court, outdoor swimming pool with plant room and a home studio/office building to replace an existing barn and associated works, following demolition of existing industrial buildings (amendment to extant permission 19/03140/FUL).	800	N	The proposal is not considered to result in an isolated form of development and is considered to represent sustainable development as required by Section 2 of the NPPF whereby the benefits of the scheme outweigh the identified harm.

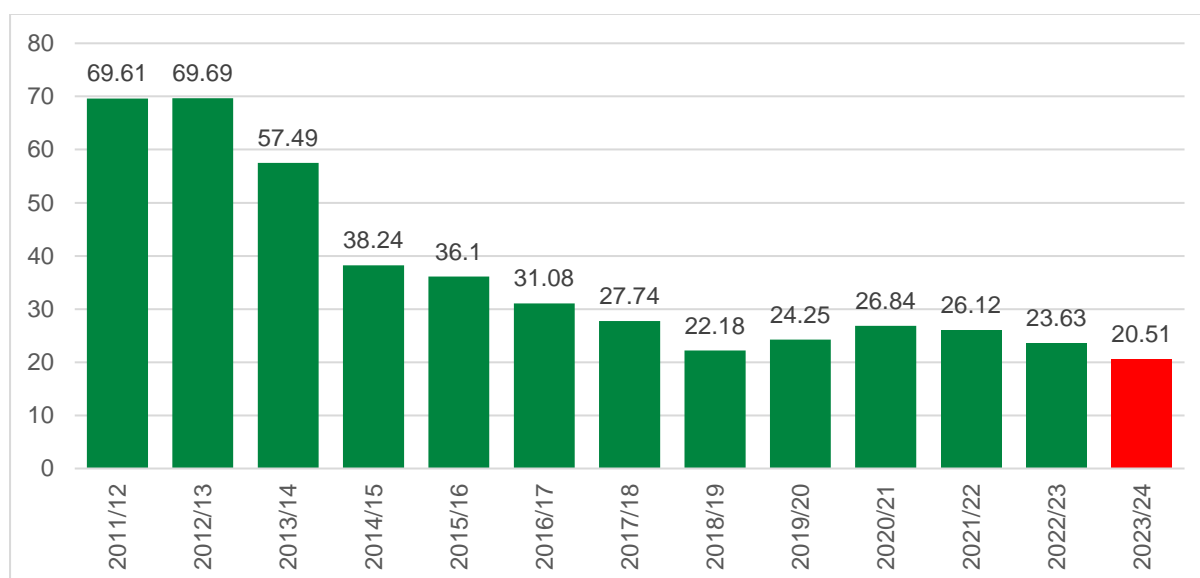
### Employment land availability

- 7.4 The amount of available employment land (vacant land within allocated strategic employment areas, and land with planning permission) at the end of the monitoring period was 20.51ha, a decrease (3.12ha) when compared with the previous monitoring period (23.63ha).
- 7.5 This decrease is driven by the completion of Lilly House, Priestley Road, Basingstoke (21/03390/FUL) (4.13ha), along with some other smaller completions and lapses of planning permission. The large size of this site means that its contribution to overall available employment land is not easily replaced. Therefore, despite additional floorspace being added from eight sites within the monitoring year, including 2.76ha at Intec 2, Wade Road, Basingstoke (20/02802/FUL), the overall available amount of employment land has reduced.

Table 7.3: Comparison of the total amount of employment land available (m<sup>2</sup>) by type 2017-2024 (available land within allocated strategic employment areas and land with planning permission) (Source: Hampshire County Council)<sup>70</sup>

	E (g) – Business and former B1	B2 – Industrial	B8 – Storage	B1-B8	E/B2/B8	Total (m <sup>2</sup> )
Mar-17	21.63	0.28	0.48	8.69	-	31.08
Mar-18	21.57	0.28	0.69	5.2	-	27.74
Mar-19	17.79	0.89	0.54	2.96	-	22.18
Mar-20	12.07	0.64	2.85	8.69	-	24.25
Mar-21	10.53	0.64	1.97	13.7	-	26.84
Mar-22	11.11	0.85	5.86	8.3	-	26.12
Mar-23	9.98	0.02	10.24	2.81	0.58	23.63
Mar-24	7.94	0.02	3.21	4.12	5.22	20.51

Figure 7.1: Total amount of employment land available each year over the plan period (available land within allocated strategic employment areas and with planning permission)



7.6 The level of available employment land is the lowest that it has been over the plan period to date. This reflects the lack of new employment allocations in the ALP, which in turn, is a reaction to broader local market conditions, which do not generally support significant new employment allocations. This

<sup>70</sup> In September 2020 and use class E was introduced and use class B1 was revoked. Therefore, the category E/B2/B8 has only been used for more recent planning applications.

is for a variety of reasons, but for office floorspace it is mainly owing to rental values being too low to support speculative development. Moreover, there is scope for encouraging the revitalisation of the borough's existing employment areas and there is evidence that this is happening in relation to both office and industrial sites, as evidenced by the ongoing regeneration of Basing View and the completion of the Lilly House, Priestley Road, Basingstoke (21/03390/FUL) site.

- 7.7 The exception to the above is the need to provide land for storage and distribution floorspace, as this need cannot realistically be met by the council's existing Strategic Employment Allocations. The ALP contains a policy (EP1) against which relevant applications for storage and distribution floorspace can be considered outside allocated employment areas. In November 2024 (outside the monitoring period), an application for storage and distribution units with a floorspace of 85,472m<sup>2</sup> was granted permission, subject to legal agreement, at Oakdown Farm (23/03120/FUL). This was permitted as it was considered acceptable under Policy EP1, making a notable contribution to evidenced and outstanding local need shown in the Economic Needs Assessment.
- 7.8 In order to support the Local Plan Update (LPU), the council published an updated Economic Needs Assessment<sup>71</sup> (ENA, 2023) as part of the consultation on the draft LPU (Regulation 18). An updated ENA will be published to support the LPU as it progresses to examination.

### Vacancy rates

- 7.9 In 2018 the vacancy rates for offices and buildings in industrial/storage and distribution use were 16% and 5% respectively. In 2023 the office stock vacancy level is 12.2%. This fall reflects the considerable amount of office floorspace which has been lost to residential conversions as a result of the permitted development rights (which has also had the benefit of removing lower quality office space). In the industrial sector the vacancy has remained relatively static and now stands at 4.9%. 7.5% is considered to be a level appropriate for a healthy market (known as churn).

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<sup>71</sup> <https://www.basingstoke.gov.uk/content/doclib/4117.pdf>

## 7.2 Job creation

<b>Target</b>
The Local Plan will aim to support the creation of between 450-700 (net) jobs per annum.
<b>Relevant Policies</b>
EP1 (Economic Growth and Investment)
<b>Outcome</b>
The most current available data shows an increase in jobs within the borough from September 2022 to September 2023 (300 employee jobs). The number of employee jobs has now recovered to levels similar to those before the COVID-19 pandemic.  Unemployment reduced very slightly during the monitoring year.

- 7.9 The Local Plan includes a job target range of between 450-700 net new jobs per annum over the plan period. This was based on past trends, derived from the Business Register and Employment Survey (BRES) and employment projections, with the past BRES trends reflected in the lower end of the range and employment projections informing the higher end.
- 7.10 BRES provides information on employee job numbers and employment numbers (employment includes the number of employees plus the number of working owners). BRES is a sample survey estimating the number of employees and employment, and as such, to a certain extent, the results are indicative of trends rather than necessarily providing precise details of actual numbers. In order to smooth out the year on year fluctuations inherent in the data due to sampling variability, a time series showing a three year moving average has been created.
- 7.11 In addition, it should be noted that BRES covers a different time period to the AMR, namely September to September, and the data release each year is for the previous year, i.e. the data released in Autumn 2024 is for September 2022 – September 2023.
- 7.12 The comparison of year-on-year data is further complicated by changes in its methodology. In January 2016, the BRES calculation method was amended to include Pay As You Earn (PAYE) businesses which resulted in a higher number of people in employment and employees.
- 7.13 The most current available data shows that there was an increase in the number of employees, in terms of the single year figure (when compared with last year) and three year average. The number of employee jobs has now recovered to levels similar to those before the COVID-19 pandemic..

The most current available data shows that there was a decrease in the number of people in employment, in terms of the single year figure (a decrease of 100) but an increase in the three year average (an increase of 370).

7.14 Table 7.4 shows the number of employees and employment data. An employee is defined as anyone aged 16 years or over that is paid directly from the payroll, in return for carrying out a full-time or part-time job or being on a training scheme. Employment includes employees plus the number of working owners who receive drawings or a share of the profits. A three year moving average is also detailed to show trends in employees and employment over time.

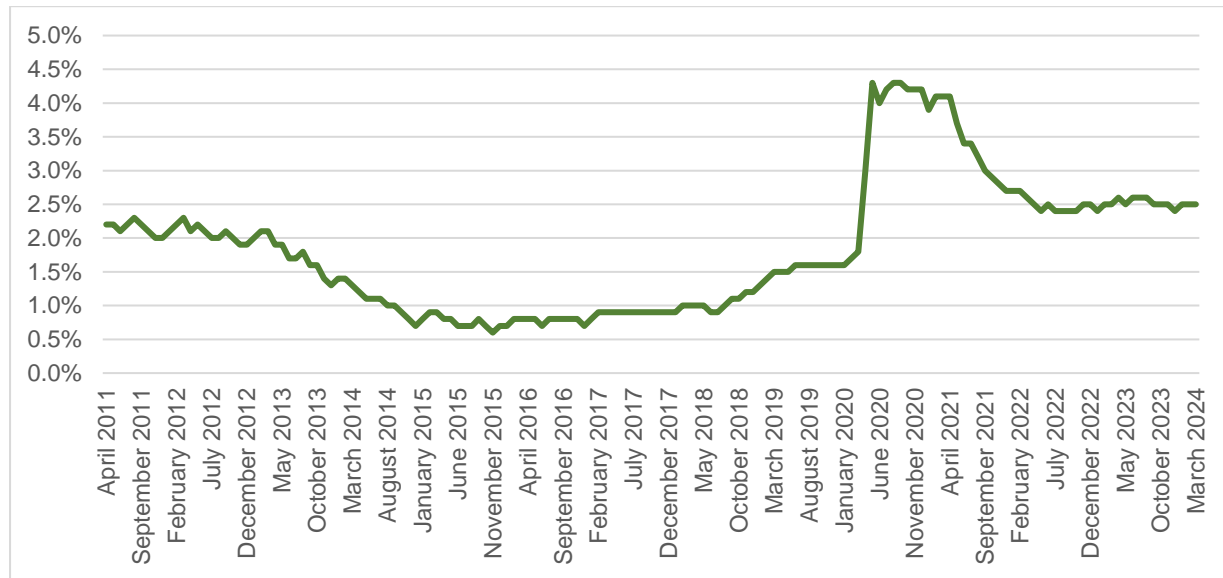
*Table 7.4: BRES data for employees and employment (Source: BRES, 2023)*

Year	Employees (annual)	Annual change in employees	Employees (3 year moving average)	Employment (annual)	Annual change in employment	Employment (3 year moving average)
2009	82,900			86,100		
2010	82,700	-200		85,500	-600	
2011	84,100	1,400	<b>83,233</b>	87,400	1,900	<b>86,333</b>
2012	80,400	-3,700	<b>82,400</b>	83,000	-4,400	<b>85,300</b>
2013	82,700	2,300	<b>82,400</b>	85,800	2,800	<b>85,400</b>
2014	78,200	-4,500	<b>80,433</b>	80,800	-5,000	<b>83,200</b>
2015	80,200	2,000	<b>80,367</b>	82,200	1,400	<b>82,933</b>
2016	83,400	3,200	<b>80,600</b>	85,700	3,500	<b>82,900</b>
2017	82,000	-1,400	<b>81,867</b>	84,500	-1,200	<b>84,133</b>
2018	86,700	4,700	<b>84,033</b>	89,100	4,600	<b>86,433</b>
2019	86,000	-700	<b>84,900</b>	88,100	-1,000	<b>87,233</b>
2020	84,300	-1,700	<b>85,667</b>	86,700	-1,400	<b>87,967</b>
2021	84,700	400	<b>85,000</b>	86,900	200	<b>87,233</b>
2022	85,600	900	<b>84,867</b>	87,900	1,000	<b>87,167</b>
2023	85,900	300	<b>85,400</b>	87,800	-100	<b>87,533</b>

## Unemployment

7.15 Over the monitoring period, unemployment fell very slightly from 3,000 (2.5%) in March 2023 to 2,965 (2.5%) in March 2024<sup>72</sup>. As can be seen from the graph below, the level of unemployment was both low and stable prior to the pandemic. It increased significantly very quickly when the pandemic hit, but then began to fall from April 2021 and now remains relatively stable.

Figure 7.2 Claimant count unemployment rate in the borough from April 2011 – March 2024



7.16 As has been referred to above, the council has published a new ENA, to support the draft LPU. This assesses the local economic situation and outlines how the LPU can help address relevant economic issues such as the provision of new employment floorspace to support economic growth.

<sup>72</sup> Office for National Statistics, claimant count, March 2023/March 2024.

### 7.3 Basing View

<b>Target</b>
Basing View will be protected as a high-quality employment site for business use (B1 class), as well as containing a mix of town centre uses including residential (300 units).
<b>Relevant Policies</b>
SS8 (Basing View)
<b>Outcome</b>
One planning application was consented during the monitoring year for 1,450m <sup>2</sup> of new office floorspace at Norden House. Refurbishment is underway at Grosvenor house and Mountbatten House (now renamed Plant). One planning application was approved for minor applications within Basing View which contribute to the regeneration process.

- 7.17 The ALP identifies the aim to regenerate Basing View as a ‘21<sup>st</sup> century business location’, and protects it as a ‘high quality strategic employment site’. Policy SS8 identifies three sub-areas within Basing View and specifies the types of uses that will be permitted in each area. The vision for Basing View includes a mix of new office space and other supporting facilities to ensure it operates as a first class destination.
- 7.18 One planning application was consented during the monitoring year at Norden House (19/03040/FUL) for construction of a five-storey office building (Use Class B1a). The demolition of Norden House took place in a previous monitoring year with the loss of 1,450m<sup>2</sup> of floorspace (under application reference 20/00855/DEM). The proposed new office building is for 5,277m<sup>2</sup>. No office floorspace was completed during the monitoring year.
- 7.19 For context, there was also progress during the monitoring year on the refurbishment of two buildings where planning applications were approved during previous monitoring years:
- Grosvenor House - a derelict 1960’s 10 storey former office building being refurbished to modern standards, with new fenestration and cladding. The external refurbishment is complete along with four floors which are now occupied. The remaining floors will be fitted out and occupied as demand dictates.
  - Mountbatten House (now renamed Plant) - £30m refurbishment to convert the property into Grade A offices. Work commenced on site in September 2022 with completion scheduled for November 2024. The first tenant, the AA, is taking occupation of 42,000sq ft of this 164,000sq ft building in November/December 2024.

- 7.20 One planning application was approved within Basing View for improvements to existing buildings or to support existing infrastructure:
- Mountbatten House, Basing View, Basingstoke (23/02085/LBC) for variation of condition 1 (plans) of 22/02696/LBC to amend the reception interior, level 5&6 lobby, roof top plant enclosure, and level 1&2 parking.

## 7.4 Retail

<b>Target</b>
To support the vitality and viability of designated centres.
<b>Relevant Policies</b>
EP3 (Town, District and Local Centres)
<b>Outcome</b>
<ul style="list-style-type: none"> <li>• 751m<sup>2</sup> of new retail floorspace was completed over the monitoring year.</li> <li>• Local Plan policy provided flexibility to allow non-retail uses in the town and district centres in appropriate locations where it was demonstrated that they would not undermine the vitality, viability or character of the centre.</li> </ul>

- 7.21 Local Plan Policy EP3 (Town, District and Local Centres) designates a hierarchy of town, district and local centres, which are protected in accordance with national policy. Basingstoke Town Centre is the principal centre of the borough. District centres (serving day-to-day needs of the local populations) are identified at Brighton Hill, Chineham, Overton, Tadley and Whitchurch; and a local centre is identified in Kingsclere.
- 7.22 In December 2020, the council completed a [Retail and Main Town Centre Uses Study](#). This included a telephone survey of more than 1,000 households across the borough to identify their shopping and leisure patterns; a street interview survey of almost 500 shoppers in Basingstoke Town Centre to understand the relative attraction, performance, vitality and viability of the town; and a pedestrian count in six locations across the town. This information is used to inform the implementation of the sequential and impact tests required by Local Plan Policy EP3 (Town, District and Local Centres).
- 7.23 The council has also developed a [strategy for the future of Basingstoke town centre](#). This creates a vision and masterplan to boost the vitality of the town centre and support post-pandemic recovery. Extensive public consultation and detailed baseline technical research has shaped the vision and masterplan principles. Further technical testing and studies are now under way in partnership with landowners.

- 7.24 During the 2020/21 monitoring year, changes were made to the Use Class Order which resulted in the creation of a new Use Class E (Commercial, Business and Service). This included Retail (formerly A1 – except some local shops, which now fall within Use Class F2), Financial and Professional Services (A2), Café or restaurant (A3), and a number of the former B-class and D-class uses. This means that some proposals that would previously have required planning permission and would have been judged against Policy EP3, no longer require consent and will not be covered by the policy.

## Completions

- 7.25 Approximately 751m<sup>2</sup> of new retail floorspace was completed during the monitoring year at two sites. 391m<sup>2</sup> was completed at 42-46 New Road, Tadley (21/00671/FUL) for a food store (this site had an overall net loss in retail floorspace of 2,105m<sup>2</sup> following a 2,496m<sup>2</sup> loss in 2021/22) and 360m<sup>2</sup> was completed at Phase 2A, Merton Rise, Chineham Lane, Basingstoke (16/00822/RES) for a food store.

## Consents

### Changes to floorspace in designated centres

- 7.26 Paragraph 85 of the NPPF states that ‘Planning should promote long-term vitality and viability of town centres - by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters’.
- 7.27 This is supported by the Planning Practice Guidance (updated in July 2019) which notes the structural changes taking place in the economy and stresses the importance of planning supporting necessary adaption and change. It highlights the need for flexibility as a range of complementary uses can support the vitality of town centres including residential, employment, office, commercial, leisure/entertainment, healthcare and educational development.
- 7.28 Within Basingstoke town centre’s primary shopping area, Policy EP3 encourages proposals for shops (formerly Use Class A1) and allows other (former) A-class uses where they would not undermine the vitality or the viability of the frontage or give rise to unacceptable environmental or public safety impacts. Within secondary frontages, proposals for other main town centre uses may also be allowed where they support the cultural and historic offer of the frontage.
- 7.29 The following planning applications were approved in Basingstoke town centre. None of these applications were considered to have a harmful impact upon the vitality or the viability of the centre.

Table 7.5: Applications approved in Basingstoke Town Centre

Application reference	Location	Proposal
23/01570/FUL	2 Winchester Street, Basingstoke	Change of use to area at front of property for seating/dining for the new restaurant/bar and installation of planters
23/02323/FUL	2 Winchester Street, Basingstoke	Change of use from bank (Class E(c)) to Sui Generis (Restaurant/bar) for first and second floor
23/01832/FUL	2 Winchester Street, Basingstoke	Change of use to the area at the rear of property for seating/dining for the new restaurant/bar including erection of a raised terrace and screen to the perimeter of the external area
23/02055/FUL	16 Winchester Street, Basingstoke	Change of use from Class e (retail) to Sui Generis coffee house and bar with outside seating and painting exterior black
23/02829/FUL	20 Winchester Street, Basingstoke	Change of use of part of upper ground floor class A1 shop storage and utility space to Class C3 to form 2 no. 2 bed dwellings. Demolition of part of the existing building and reconfiguring roof to create a flat roof element with two rooflights inserted for new bedrooms (Renewal of 19/03081/FUL)
23/00539/FUL	62 - 64 New Road, Basingstoke	Erection of 1 no, 2 bed dwelling at the rear of 62-64 New Road with associated car parking, bin and cycle storage, together with external alterations to existing building (replacement of existing windows on the north elevation)
22/03374/GPDMA	17C London Street, Basingstoke	Application for prior approval of change of use of first floor office (Use Class E) to 2 no. 1-bed flats (Use Class C3)
23/01140/FUL	9 Market Place, Basingstoke	Alterations to rear of ground floor retail unit and structures in rear yard and the erection of a rear extension to provide 2 no. residential flats on the first and second floors. Provision of cycle and refuse storage, and re-provision of car parking spaces and refuse storage associated with the existing ground floor retail unit
23/02498/GPDMA	First Floor 9 Market Place, Basingstoke	Application for prior approval of change of use from Commercial, Business and Service (Use Class E) to Dwellinghouse (Use Class C3) and associated internal works
23/02325/GPDMA	Part First And Second Floors, Haymarket House,	Application for prior approval of change of use of first-floor office units and the

	20 - 24 Wote Street, Basingstoke	front second-floor office unit (Class E(g)) to 8 no. residential flats (Class C3)
23/00334/GPDMA	Copenhagen Court, 32 New Street, Basingstoke	Application for prior approval of change of use from office (Use Class E) to 1 no. 2-bedroom dwelling (Use Class C3)

7.34 Outside of the town centre, and within other designated centres, two applications related to change of use were approved within the Chineham District Centre:

- Unit C, Chineham Shopping Centre, Chineham (23/01636/FUL) for change of use from Class E(a) (retail) to flexible Class E(b) and Sui Generis (restaurant and hot food takeaway).
- Unit C, Chineham Shopping Centre, Chineham (23/02555/FUL) for alteration of existing shopfront and the creation of a new shop front the installation of outdoor seating area etc.

#### **Retail floorspace outside designated centres**

7.35 A change of use of 616 m<sup>2</sup> of floorspace from Class E(a) retail to Class E(a) retail and / or mixed restaurant hot food takeaway use (Sui Generis) was permitted at Hatch Warren Retail Park, Unit 4 Wallop Drive, Basingstoke (23/02289/FUL). It is noted that retail uses are not protected by local or national policy in out of centre locations such as this.

7.36 A hybrid application for a mixed-use community including a 250m<sup>2</sup> convenience store was allowed on appeal at Land at Watermill Bridge, Andover Road, Wash Water (21/03394/OUT).

7.37 A number of other retail-related planning applications were approved in out-of-centre locations. Whilst these did not permit significant additional retail floorspace, they varied the amount or type of goods that could be sold and required assessment against the sequential and impact tests. This included an application for change of use from Class E (shop) to mixed use class A1 (Post Office) and Sui Generis (takeaway) at Shop 2, 599 Abbey Road, Basingstoke (22/02716/FUL).

## 7.5 Rural economy

<b>Target</b>
Development proposals for economic uses, including rural tourism, in the countryside will be permitted where they accord with policy EP4 or EP5.
<b>Relevant Policies</b>
EP4 (Rural Economy), EP5 (Rural Tourism)
<b>Outcome</b>
<ul style="list-style-type: none"> <li>67 planning applications were granted (on 58 sites) that supported economic development in the countryside.</li> </ul>

7.38 Policy EP4 supports suitable development in the countryside which contributes towards economic growth. The Plan recognises that rural jobs can enhance the vitality of rural communities and meet identified needs. The following planning applications proposed uses that would benefit the rural economy and were found to be acceptable when judged against the plan as a whole and other material considerations.

Table 7.6: Permission granted for rural economy sites during the monitoring year

Planning Application reference	Site Address	Proposal
23/02283/FUL	Sports Pavilion At Old Basing Recreation Ground, The Street, Old Basing	Proposed external changes to front facade and extension of existing patio area
23/02393/FUL	Sports Pavilion At Old Basing Recreation Ground, The Street, Old Basing	Installation of an air source heat pump photovoltaic panels
23/01158/FUL	Barn Farm, Winchester Road, North Waltham	Proposed dog exercise paddock with access, parking and landscaping. Erection of Deer Fencing and Field Shelter
23/02458/FUL	Lance Levy Farmhouse, Wildmoor Lane, Sherfield-on-Loddon	Demolition of existing outbuilding and construction of replacement building
23/03035/FUL	Barn At Moth Farm Dairy, Spybush Lane, Brown Candover	Change of use from use class B8 document storage unit from document storage to use for car storage

<b>Planning Application reference</b>	<b>Site Address</b>	<b>Proposal</b>
23/03074/AGPD	Land At Holly Field, Ewhurst Park, Ramsdell	Construction of barn and water tank
23/01701/GPDAG	Barn At Grammarsham Farm, Grammarsham Lane, Farleigh Wallop	Notification of proposed change of use of agricultural building and adjacent yard to Class E use (light industrial - E(g)(iii))
23/01712/GPDSP	St Michaels School, Harts Lane, Burghclere	Installation of roof mounted solar photovoltaic system
23/03117/GPDAG	Bassetts Farm, Steventon	Change of use of an agricultural building into flexible commercial use
23/00938/GPDSP	Manor Farm Barn, Church Lane, Hannington	Installation of solar panels on roof of agricultural barn
23/01970/AGPD	Land Adjacent To The West Of Wildmoor Lane, Wildmoor Lane, Sherfield-on-Loddon	Erection of an agricultural barn
23/02124/AGPD	Land At O/S Grid Ref 460946 147950, M3, Basingstoke	Erection of an agricultural grain store
23/03036/AGPD	Bishops Green Farm, Ecchinswell Road, Bishops Green	Erection of a steel portal framed barn
23/01533/AGPD	Land At Frog Lane, Frog Lane, Little London	Erection of an Agricultural building
23/01826/AGPD	Jamaica Farm, Egbury Road, St Mary Bourne	Creation of new agricultural access
23/00608/AGPD	Hoddington Farm, Hoddington, Upton Grey	Extension to existing agricultural steel framed building
23/01097/AGPD	Land To The South Of Woodings, The Harrow Way, Whitchurch	Erection of steel framed grain store and agricultural building
23/01189/AGPD	Strattons Farm, Newbury Road, Kingsclere	Proposed steel framed lean to building together with a 10 metre concrete apron
23/00600/RET	Land At Silchester Farm, Little London Road, Silchester	Retrospective application for the variation of external materials, the addition of windows, doors and balcony to an Agricultural Winery Building at Calleva Vineyard, Silchester, RG7 2PS
23/02111/ROC	Silchester Farm, Little London Road, Silchester	Variation of condition 3 (opening hours) of 20/03498/GPDAG for a change of use from an agricultural building to a flexible commercial use building to change

Planning Application reference	Site Address	Proposal
		operation hours from opening at 12 midday to 9am with current closing times retained
23/01702/ROC	Springfield, Newbury Road, Headley	Variation of condition 2 of 23/00438/RET - Retrospective application for erection of agricultural barn/store and drive/parking area and request for new agricultural tie condition - Installation of security lighting adjacent the external doors of the barn
23/02317/RET	Springfield, Newbury Road, Headley	Retrospective application for approval of vehicular entrance gates
23/00438/RET	Springfield, Newbury Road, Headley	Retrospective application for agricultural barn/store and drive/parking area, and request for new agricultural tie condition.
23/01266/LBC/ 23/01265/FUL	Bombay Sapphire Ltd, Laverstoke Mill, London Road, Laverstoke	2 proposed louvered vents to match others Removal of glass panes from existing windows and installation of blanking panels to accommodate ductwork and pipework. Repair and refurbishment of existing windows. 7no. pipes of diameter less than 100mm to run vertically up the face of Building 26 to above existing eaves level
22/03149/FUL	Bombay Sapphire Ltd, Laverstoke Mill, London Road, Laverstoke	Removal of biomass hopper and flues and alterations to brickwork to Building 9. Alterations to Coach house including erection of new brick wall enclosure and new doors, and relocation of existing bin stores and 4 existing parking spaces
22/03408/LBC	Bombay Sapphire Ltd, Laverstoke Mill, London Road, Laverstoke	The internal reconfiguration and refurbishment of the existing Visitor WCs to the Mill Bar, Building 4 and Building 18, each to provide a Unisex WC arrangement
22/03150/LBC	Bombay Sapphire Ltd, Laverstoke Mill, London Road, Laverstoke	Removal of biomass hopper and flues and alterations to brickwork to Building 9. Alterations to Coach house including erection of new brick wall enclosure and new doors
24/00147/ROC	Blackberry Cottage, Church Brook, Tadley	Variation of condition 1 of 23/02509/FUL to allow a change in size of storage building
23/02509/FUL	Blackberry Cottage, Church Brook, Tadley	Erection of a storage building
23/01210/FUL	Land Opposite Slade Bottom House, Stoke	Erection of a seasonal Concrete Grain Store with associated turning area and

<b>Planning Application reference</b>	<b>Site Address</b>	<b>Proposal</b>
		track from existing access for agricultural purposes
23/01986/FUL	Land At West Farm, Winchester Road, Popham	Proposed agricultural storage building
23/02178/FUL	Solar Panels At Porchester Farm, Crux Easton	Erection of 6no. new banks of ground mounted solar panels
23/03147/FUL	Land At Parsonage Cottages, Herriard	Erection of a livestock barn
21/00412/FUL	Berehill Farm, Newbury Road, Whitchurch	Erection of two pig housing units, two feeds silos and a bio security hut
23/01484/FUL	Land At Church Meadow, Browninghill Green, Baughurst	Erection of barn to be used for purposes ancillary to the Church Meadow glamping site
22/03375/FUL	Estates Office, Highclere Castle, Highclere Park, Highclere	New events building in the grounds of Highclere Estate
23/01042/FUL	W A T Stacy And Partners Priory Farm, Andwell	Demolition of two storage buildings/structures and the erection of two new barns (demolition is retrospective for barn 1)
23/01771/FUL	Binley Cottage, Binley Bottom, Binley	Erection of a barn for the rearing of livestock and for the storage of hay/straw and agricultural machinery
23/02884/FUL	Land To The Rear Of The Old Beer House, Foxs Lane, Penwood	Erection of an agricultural storage barn for animals and feed
23/02781/RET	Priors Farm, Stoke	Retention of the change of use of land from equestrian to agricultural use (Retrospective)
23/02920/FUL	Pet Cremation Services, Yew Tree Farm, Hatt Common	Extension of Newbury Pet Crematorium to include an adjoining store/warehouse, the addition of a lean-to, the siting of a storage container, and the installation of an additional cremator and associated flue
23/01932/FUL	Berkshire Pools, Ashford Hill Road, Headley	Demolition of office, showroom and stores to allow construction of single storey building for same use (Class E - Commercial, Business and Service)
23/00875/FUL	The Vyne, Vyne Road, Sherborne St John	Erection of new footbridge
23/00267/FUL	Sports Ground Pavilion, Bridge Street, Overton	Replacement of cricket nets

<b>Planning Application reference</b>	<b>Site Address</b>	<b>Proposal</b>
22/03036/FUL	Land At New Road, Pamber Green	Change of use from agricultural land to a dog walking facility site
23/00297/FUL	Heatherwold Stud Farm, Ox Drove, Burghclere	Construction of drainage infrastructure to facilitate use of part of paddock as sand arena and creation of landscaped bund
23/00634/FUL	Crematorium, Stockbridge Road, North Waltham	Erection of single storey front and rear extensions to crematorium and relocation of fuel storage
23/00858/FUL	Land At Latchmore Farm, Latchmere Green, Little London	Construction of a menage
23/01238/FUL	Land South Of Garston Stoke	Construction of bridge to provide new vehicle access
23/00592/FUL	Highfields Farm, Clappers Farm Road, Silchester	Erection of an outbuilding comprising of clubhouse and office space and creation of new highways access
23/00578/AGRM	Flint Wood, Church Lane, Wolverton	Erection of wooden shelter for the purpose of forestry and drying of timber
23/00275/FUL	Flint Cottage, 12 Freefolk Priors, Freefolk, Whitchurch	Replacement agricultural field shelter
23/00579/FUL	Land At Ibworth Road, Ibworth Road, Hannington	Formation of new field access
23/01315/FUL	Land Adjacent To Bramley National Grid Substation, Minchens Lane, Bramley	Installation of underground cable
23/00563/FUL	Land At Pitt Hall Farm, Ibworth Lane, Hannington	Erection of farm managers dwelling and separate herdsman accommodation (both agriculturally tied), with associated access and parking
23/00792/FUL	Sherfield Court, Reading Road, Church End, Sherfield-on-Loddon	Relocation of existing stables/sheep pens
23/00795/LBC	Bolton Arch, Crabtree Plantation, London Road	Repair of arch and lodges
23/00520/FUL	Manydown Tennis Club, Wootton St Lawrence	Erection of padel court shelter over approved padel tennis court
23/01569/FUL	Land South Of Manor Farm, Wootton St Lawrence	Creation of an agricultural access and track with associated landscaping

Planning Application reference	Site Address	Proposal
23/01108/FUL	Ashford Hill Compound Site, Hyde End Road, Ashford Hill	Extension to the existing Ashford Hill Compound Station for the installation of new sealing end towers
23/01401/ROC	Land At OS Ref 441457 163666, North End	Variation of condition 1 of 22/00681/FUL - Demolition of two existing stable blocks and erection of replacement stables - Alteration to facing materials and increased area
22/02752/FUL	Parcel Of Land North Of Plantation Cottage, Westridge, Highclere	Erection of a timber agricultural storage building on an area of hardstanding
23/00460/FUL	Frogs Castle, Newnham Lane, Old Basing	Demolition of existing agricultural building and replacement with a new agricultural building
23/01389/FUL	The Land Off Heath End Road, East End	Erection of a steel portal framed barn for the purposes of agricultural storage
23/01258/FUL	The Hurst Community College, Brimpton Road, Baughurst	Creation of a 3G Artificial Turf Pitch (3G ATP)
23/02112/FUL	Culhams Mill, Little London Road, Silchester	Installation of a Plastisol Coated Galvanised Sheeting and cladding overlay on top of existing asbestos roof. Installation of GRP skylights over existing GRP skylights

7.39 Two planning applications for employment use were refused in a rural location (outside of the SPB) during the monitoring year and these are listed in table 7.7 below.

*Table 7.7: Refused applications relevant to the rural economy*

Planning Application reference	Site Address	Proposal	Reason for Refusal
21/01777/RET	The Gamekeepers, Tunworth Road, Mapledurwell	Laying of hardstanding to provide access to the cesspit for the pump-out lorry and to enable the dray lorry to make deliveries clear of the highway; the hardstanding also to serve as additional parking to serve The	The proposal was refused as it would have an urbanising effect on the conservation area and no evidence has been provided to demonstrate the need for increased car parking due to growth or expansion of the

		Gamekeepers; provision of low-level, bat-friendly downlighters within the landscaped margin	business, which fails to meet the requirements of Policy EP4
22/03114/FUL	The Watership Down Inn, Freefolk Priors, Freefolk	Removal of existing sheds and siting of a caravan for office ancillary use to the business	The proposed development is considered unacceptable in principle due to insufficient information being provided in order to fully assess and justify the proposed use of the caravan or the existing scale of the business on site, which does not meet the requirements of Policy EP4

- 7.40 Two planning applications for employment use were refused in a rural location (outside of the SPB) during the previous monitoring year and allowed at appeal during the current monitoring year. The first was Tennis Courts, Laverstoke Lane, Laverstoke (21/02621/RET) for the installation of flood lights for two existing tennis courts, to replace the former floodlighting mast (Retrospective). The proposal was originally refused as the provision of the telescopic flood lights was found to result in an unacceptable impact on the amenity of nearby residential properties. The appeal was subsequently allowed because the inspector concluded that the floodlights would not harm the living conditions of the occupiers of houses on Laverstoke Lane, in respect of brightness or glare.
- 7.41 The second application was Frog Lane Farm, Frog Lane, Little London (21/02094/FUL) for the erection of a permanent agricultural worker's dwelling. The proposal was refused as the applicant had failed to demonstrate an essential need for an additional dwelling, and the development would represent an incongruous and suburban form of development in the rural area. The appeal was allowed as the proposal was considered to satisfy requirements in demonstrating essential need for an agricultural worker's dwelling, and the effect on the rural character of the area was acceptable with the design of the buildings being in keeping with the others in the area.
- 7.42 A third appeal was refused prior to the monitoring year and part allowed during the monitoring year. This was at The Studio, Upper Whitehill Farm, Overton (21/03503/LDEU) for an Application for Certificate of Lawfulness for the continued use of offices. The proposal was originally refused as the

evidence was not sufficiently precise to demonstrate it had been used as an office continuously for 10 years. The appeal was partly allowed as there was sufficient evidence that the eastern room of the first floor had been used continuously as an office for ten years.

7.43 One planning application for employment use was refused in a rural location (outside of the SPB) during the previous monitoring year and dismissed at appeal during the current monitoring year at Manor Farm house, Old Burghclere (22/00428/FUL) for erection of steel portal framed building for grain drying and storing. The proposal was originally refused as not being sympathetic to the landscape character and visual quality of the area, and would cause harm to the SINC. The appeal was dismissed as the proposal was still found to cause undue harm to the character and appearance of the area.

7.44 Policy EP5 (Rural Tourism) supports proposals for tourism development in the countryside, provided they meet the appropriate criterion in the policy. Planning applications approved which related to rural tourism applications are listed in Table 7.8 below.

*Table 7.8: Applications approved relating to Rural Tourism*

<b>Planning Application reference</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Reason for decision</b>
23/02255/LBC	Barns At Norman Farm, Well Street, Burghclere	Internal and external alterations to enable the conversion of a listed barn to use as a residential annex and holiday accommodation	The case officer's report notes this is for Listed Building Consent and that the principle of development was decided in the FUL application, and lists Policy EP5. It's considered that the development does not harm the setting of the listed buildings
23/02384/LBC	Estates Office, Highclere Castle, Highclere Park, Highclere	External repairs and rendering works to west facade of the castle including overhaul of windows	The case officer's report finds the public benefit of preventing further damage and ensuring its long-term maintenance, upkeep and use outweighs the less than substantial harm from removing the historic fabric
23/00968/RET	Hawkley Cottage, Highclere Street, Highclere	Retrospective application for the retention of mixed uses of the original garage outbuilding to allow its use as a self-contained independent holiday let and for purposes ancillary to the residential use of the dwellinghouse	The proposal is for the conversion of an existing outbuilding which was capable of being converted without substantial alteration to the fabric of the building, and thus is found to comply with Policy EP5

Planning Application reference	Site Address	Proposal	Reason for decision
22/03119/FUL	Tufton Warren Farm, Tufton Warren, Whitchurch	Change of use and conversion of existing barns and associated works to create 12 units of overnight guest accommodation and a wedding reception room together with works required to install new package treatment plants	The proposed development would convert an existing building, and the proposed overnight accommodation would not likely give rise to adverse impacts on highway safety. The venue is not seeking to increase the number of weddings held. The development is thus found to comply with Policy EP5
23/01292/FUL	Home Farm, Ewhurst Park, Ramsdell	Conversion, alterations and extensions of farm buildings to 9 holiday lets with ancillary cafe and associated landscaping and parking, following demolition of barn	The application proposes the conversion of existing buildings which do not require substantial alterations to the fabric of the building, and there are suitable alternatives within the overall site to accommodate the farm activities which the buildings are currently used for. Additionally, the barn to be demolished has not been used for modern farming as it is not suitable due to its low eaves. The proposal thus complies with Policy EP5

7.45 There were no planning applications for rural tourism refused during the monitoring year.

## 7.6 Leisure

<b>Target</b>
New and improved leisure facilities will be permitted at Basingstoke Leisure Park where there is no significant adverse impact on existing town or district centres within Basingstoke.
<b>Relevant Policies</b>
SS9 (Basingstoke Leisure Park)
<b>Outcome</b>
No planning applications for new and improved leisure facilities were submitted on the Leisure Park site during the monitoring year.

7.46 Basingstoke Leisure Park is the borough's prime leisure destination. The site is owned and managed by the council. Policy SS9 of the ALP designates the Park as a focus for new and improved recreation and leisure facilities with the potential to attract visitors from across the borough and the wider area. The

council is considering opportunities to regenerate the Park and a masterplan has been adopted. Elements include a potential intensification of leisure uses, as well as improving accessibility, introducing informal leisure and improving the green infrastructure network. No planning applications for new and improved leisure facilities were submitted on the site during the monitoring year.

## Section 8: Infrastructure

### 8.1 Facilities and services

<b>Target</b>
To protect, provide and improve facilities and services where they are required.
<b>Relevant Policies</b>
CN7 (Essential Facilities and Services), CN8 (Community, Leisure and Cultural Facilities)
<b>Outcome</b>
<ul style="list-style-type: none"><li>• 63 planning applications were granted that would result in additional or enhanced community facilities or local services.</li><li>• Five planning applications were granted for the loss of essential facilities or services during the monitoring year. All schemes were policy compliant, as their loss was justified under policy CN7 or CN8.</li></ul>

- 8.1 The retention and improvement of essential facilities and services is a key issue, particularly for residents outside Basingstoke Town, who generally have more limited access to facilities. Local Plan Policy CN7 (Essential Services and Facilities) seeks to protect and enhance facilities that meet residents' day to day needs, such as health care facilities, shops, post offices, pubs, educational facilities, places of worship, community buildings and cemeteries. Policy CN8 (Community, Leisure and Cultural Facilities) supports the retention and enhancement of community, leisure and cultural facilities and services which enrich and ensure the vitality of communities.
- 8.2 The following applications were approved for change of use or new or enhanced local facilities during the monitoring year:

Table 8.1: Approved applications for change of use to new facilities and services

Planning application reference	Site Address	Change of use from	Change of use to	Within settlement (Y/N)	Reason permitted
23/01488/FUL	Overton Methodist Church, Winchester Street, Overton	Class F1(f) (church)	Class E(f) (nursery)	Y	The proposal would provide an essential facility to help sustain and enhance the vitality and viability of the local community in accordance with Policy CN7.
23/02132/FUL	64 Beech Road, Bishops Green	Class C3 (domestic garage)	Class E (music studio for private tuition)	N	The change of use will not result in changes to the exterior of the building or adverse impacts on highways and parking, and the proposed change would make efficient use of the building in providing tuition opportunities.
23/01636/FUL	Unit C, Chineham Shopping Centre, Chineham	Class E(a) (retail)	Flexible Class E(b) and Sui Generis (restaurant and hot food takeaway)	Y	The proposed change would remove the unit from retail use, however the unit is currently vacant as last used in 2019, and the proposed flexible mixed use as a restaurant and takeaway would continue to provide a use appropriate to the district centre.
23/02055/FUL	16 Winchester Street, Basingstoke	Class E (retail)	Sui Generis (coffee house and bar with outside seating)	Y	The proposed change would be consistent with uses in the vicinity and create activity and footfall which contributes to a vibrant town centre.
23/02323/FUL	2 Winchester Street, Basingstoke	Class E(c)	Sui Generis (restaurant/bar)	Y	The proposed change would be consistent with uses in the vicinity and create activity and

Planning application reference	Site Address	Change of use from	Change of use to	Within settlement (Y/N)	Reason permitted
					footfall which contributes to a vibrant town centre.
23/02418/FUL	38 Long Grove, Baughurst, Tadley	Garden Land / Open Space	Boarding Cattery Business	Y	The proposed change would not materially alter the appearance of the site and the proposed structure would be read in connection with existing buildings, and the principle of development thus accords with the criteria of Policies set out in the report.
23/03035/FUL	Barn At Moth Farm Dairy, Spybush Lane, Brown Candover	Class B8 (Document storage unit)	Car Storage	N	The proposed change of use would have no greater impact on the landscape and character of the area than the existing use, and as such is considered acceptable in respect of its impact upon the character and amenity of the area.
21/01467/FUL	Land Adjacent To Monk Sherborne Village Hall Play Area, Salters Heath Road, Monk Sherborne	Agricultural Land	Car Park	N	The change of use would create a car park and provide additional parking to support the public house which is an essential service, and enable additional customers to visit and park safely which is a significant benefit. The change is considered to accord with Policy CN7.
23/02289/FUL	Unit 4 Hatch Warren Retail Park, Wallop Drive, Basingstoke	Class E(a) (retail)	Class E(a) retail and / or Sui Generis (mixed restaurant hot food takeaway use)	Y	Unit 4 is considered to have been vacant for a significant period of time, and thus the reopening of the unit for the uses proposed would enhance the vitality and viability of

Planning application reference	Site Address	Change of use from	Change of use to	Within settlement (Y/N)	Reason permitted
					the Retail Park itself without causing unacceptable impacts on the town centre.
23/02336/FUL	104 Worting Road, Basingstoke	Class C4 (HMO)	Class C2 (Supported accommodation)	Y	The proposed development would provide a service for individuals who have been disadvantaged in life and may have been homeless. The development would reuse an existing building to meet a need identified by the housing team for supported accommodation.
22/03036/FUL	Land At New Road, Pamber Green	Agricultural Land	Dog Walking Facility Site	N	The change of use of the land does not introduce any buildings and does not introduce intense movements to the site to the detriment of the local highway network. Thus the facility is provided with minimal adverse impacts.
23/00385/FUL	Plot 75, Sherborne Gardens, Carpenters Down	Single Dwelling House	Children's Home	Y	The change of use would continue to provide a residential facility with retention of the day to day living accommodation and garden facilities, and the proposed use would not affect or change the amenity of the local area.
22/02716/FUL	Post Office 599, Abbey Road, Basingstoke	Class E (shop)	Mixed use Class A1 (post office) and Sui Generis (takeaway)	Y	The proposed change would retain the post office service within the unit which is considered to be of benefit to the local community. The

Planning application reference	Site Address	Change of use from	Change of use to	Within settlement (Y/N)	Reason permitted
					additional use of the unit as a takeaway mixed with retention of the Post Office would not adversely impact the streetscene or character of the area given the existing commercial nature of the site and location within a parade of shops.
22/03344/FUL	Unit 2, Crockford Lane, Chineham	Class E	Class B2	Y	The site would remain within an employment use and the proposed change would create new jobs with the addition of the Cosmetic Repair Centre built within the unit.
22/02989/FUL	Bridgwater House, Jays Close, Basingstoke	Class E(g)(i) (Office and light industrial use)	Flexible Combined Use Class E(g)(i) and Class F(1)(a)	Y	The premises would still cater for employment uses. Given that the current office use is vacant following extensive marketing, it is considered that the proposal to add a school use would complement the Strategic Employment Area without causing harm, and will provide jobs to the vacant area. The school use also provides an essential service. This is considered to comply with Policy CN7.
23/01701/GPDAG	Barn At Grammarsham Farm, Grammarsham Lane, Farleigh Wallop	Agricultural	Class E(g)(iii) (light industrial)	N	The change of use accords with the relevant criteria applied within Class R of Part 3 of Schedule 2 for General Permitted Development,

Planning application reference	Site Address	Change of use from	Change of use to	Within settlement (Y/N)	Reason permitted
					and prior approval is thus not required.
23/03117/GPDAG	Bassetts Farm, Steventon	Agricultural	Flexible Commercial Use	N	The change of use accords with the relevant criteria applied within Class R of Part 3 of Schedule 2 for General Permitted Development, and prior approval is thus not required.
23/01618/RET	10 Chequers Road, Basingstoke	Class E (Children's day nursery)	Class C1 (aparthotel)	Y	The nursery use of the site ceased in 2020 when the nursery relocated to another site with more outside space. An alternative provision for nursery use has also been found within the borough, which complies with Policy CN7. The sequential assessment submitted by the agent identified no suitable or available sites within the Town Centre to accommodate the proposed Aparthotel other than this site.
22/03119/FUL	Tufton Warren Farm, Tufton Warren, Whitchurch	Barns	12 units of overnight guest accommodation and a wedding reception room	N	The conversion of the buildings themselves and the change in use would be in keeping with the overarching use of the site for weddings. The proposed use is not considered to have any adverse impacts on the character of the site or surrounding landscape character.
23/01158/FUL	Barn Farm, Winchester	Agricultural Land	Dog exercise paddock	N	The proposal would not cause harm to the landscape and the

Planning application reference	Site Address	Change of use from	Change of use to	Within settlement (Y/N)	Reason permitted
	Road, North Waltham				change of use would still retain the character of the area and its rural countryside feel, whilst providing a small-scale new business.

*Table 8.2: Approved applications for new and enhanced facilities and services*

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
23/01832/FUL	2 Winchester Street, Basingstoke	Change of use to the area at the rear of property for seating/dining for the new restaurant/bar including erection of a raised terrace and screen to the perimeter of the external area	Y	The proposed development would enhance the use of the restaurant / bar and would not undermine its vitality and viability, or give rise to unacceptable environmental or public safety impacts
23/01570/FUL	2 Winchester Street, Basingstoke	Change of use to area at front of property for seating/dining for the new restaurant/bar and installation of planters	Y	The proposed development would enhance the use of the restaurant / bar and would not undermine its vitality and viability, or give rise to unacceptable environmental or public safety impacts

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
23/01571/ADV	2 Winchester Street, Basingstoke	Signage to outside of building	Y	The proposed development would enhance the use of the restaurant / bar through further advertisements
23/00182/ROC	Ground Floor, 8 Winchester Street, Basingstoke	Variation of condition 3 of 22/02356/FUL to allow extended opening hours	Y	The extended opening hours increase the viability of the bar and attract a greater variety of customer base within the town centre
23/02283/FUL	Sports Pavilion At Old Basing Recreation Ground, The Street, Old Basing	Proposed external changes to front facade with new window and door arrangement; extended high level cladding; extension of existing patio area and steps up from path to level entrance area	N	The proposal accords with Policy CN8 and improves the quality and capacity of the sports pavilion through an extended patio and improved steps, enhancing the overall facility
23/02393/FUL	Sports Pavilion At Old Basing Recreation Ground, The Street, Old Basing	Installation of an air source heat pump to the Parish Office and installation of photovoltaic panels to the Workshop	N	The proposal for an air source heat pump and photovoltaic panels enhances the existing sports facility and improves the sustainability of the site, which complies with Policy CN8
23/02834/FUL	Rathbone Pavilion, Church Road,	Refurbishment of Children's Play Area including the	N - Adjacent	The proposal enhances the existing children's

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
	North Waltham	replacement of some items of old equipment and safety surfaces, the addition of level access roundabout for disability us		play facility which is used by the community and currently in disrepair, and will not cause adverse impacts on landscape amenity and character of the area
24/00032/ROC	The Loddon School, Wildmoor Lane, Sherfield-on-Loddon	Variation of Condition 1 of 21/01768/FUL to amend drawing numbers to allow for variation of boundary treatment to Wildmoor Lane, alteration to external materials and change in location of entrance gates	N	The variations further enhance the security and improve the access of the accommodation provided at The Loddon School, which is considered an essential facility
23/01911/FUL	Chapel Of The Countess Of Huntingdons, Chapel Lane, Padworth Common	Proposed fencing to enclose Manse garden	N	The proposal seeks to maintain and enhance the existing garden, which improves the quality of the facility and serves the community
23/03128/FUL	The Old Baptist Church, Thornford Road, Headley	Installation of 16 no. ground mounted photovoltaic solar panels to provide power to Headley Community Shop	Y	The proposal enhances an existing facility through providing sustainable power options to Headley Community Shop, without adverse impacts on landscape amenity and

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
				character of the area
23/02407/ADV	Specialist Care Unit, The Island Site, Beggarwood Lane, Basingstoke	Display of 8 non-illuminated signs	Y	The proposal will support an existing Specialist Care Facility through clear signage for directions and advertisement
23/02187/FUL	Basingstoke College Of Technology South Site, Worting Road, Basingstoke	Demolition and reinstallation of the external facades and installation of photovoltaic panels upon the main roof at F Block	Y	The proposal enhances the college as an existing educational facility without adverse impacts on landscape amenity and character of the area
23/03084/FUL	The Jolly Farmer, Farleigh Road, Cliddesden	New external detached covered seating structure, and alterations to existing garage to form external seating area	Y	The proposal would enhance the existing use of the public house and would not give rise to unacceptable environmental or public safety impacts
23/01484/FUL	Land At Church Meadow, Browninghill Green, Baughurst	Erection of barn to be used for purposes ancillary to the Church Meadow glamping site	N	The proposal would enable and enhance the continued sustainability of the glamping site as a leisure facility
23/01889/FUL	Land South Of Carpenters Down, Basingstoke	Erection of two rapid electric vehicle chargers and associated	Y	The proposal for EV chargers would offer a new sustainable

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
		electrical feeder pillar within the main car park of the Dragonfly pub		service to members of the community within an existing facility, improving the overall facility
23/02958/FUL	St Leonards Church, Reading Road, Church End, Sherfield-on-Loddon	Erection of standalone wooden garden shed	N	The proposal for a shed for use of St Leonard's Church improves an existing facility which is used by the community without adverse impacts on landscape amenity and character of the area
23/02108/ADV	3 Church Street, Basingstoke	Display of 1no fascia sign to front elevation	Y	The erection of a sign outside the store will support an existing facility through clear advertisement
23/01786/LBC	Skoolkit, 7 Church Street, Basingstoke	Retention of unauthorised internal works pertaining to a freestanding lightweight partition and a suspended ceiling	Y	The report notes the changes are reversible and do not harm the Grade II listed host building, and their retention enhances the viability of the commercial facility
23/02423/ADV	8 Church Street, Basingstoke	Display of 1no non-illuminated fascia sign (retrospective)	Y	The erection of a sign outside the store has supported an existing facility through clear advertisement

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
23/01572/FUL	17A London Street, Basingstoke	Replacement shop front and replacement sash window to first floor	Y	The replacement of the shop front would conserve and enhance the original host building whilst expanding the shop floor space into an existing recess at the front of the building
23/02219/FUL	Dummer Garden Centre, Winchester Road, North Waltham	Erection of a substation, six ultra-rapid electric vehicle charge points and associated electrical equipment	N	The proposal for EV charge points and substation would offer a sustainable service to members of the community within an existing facility
23/02114/ADV	Convenience Store At Hounsome Fields, Winchester Road, Kempshott Hill	Display of 2 no. fascia signs with internally illuminated letters only, 6 no. Di bond Panels and 2 no. Vinyls	Y	The proposal for signs outside the convenience store will support an existing facility through clear signage for advertisement, enhancing its viability as a sustainable business
23/02435/GPDSP	Sainsbury's, Wallop Drive, Basingstoke	Application for prior approval for installation of 552.5kW rooftop solar PV array, comprising of 1,300no. 425W solar modules split over a flat roof area and a pitched roof area	Y	The proposal for installation of rooftop solar PV array will enhance an existing facility used by the community and improve the sustainability of the site

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
23/02285/ADV	KFC Drive Thru, Basingstoke Leisure Park, Worting Road, Basingstoke	Display of new KFC Letters, Colonel Box Sign, LED Bucket, vinyl signs to building, replacement graphics to existing directional signs and pole sign	Y	The proposed advertisements are in keeping with the established character of the area and would respect the host building, and contribute to the viability of the business enhancing the facility
23/02284/FUL	KFC Drive Thru, Basingstoke Leisure Park, Worting Road, Basingstoke	Refurbishment works to existing KFC, involving extension to side, canopy for delivery drivers and minor alterations to Dual DT lane, which includes new speaker posts and digital menu cans. New external wall finishes and general redecoration. New external furniture	Y	The proposed refurbishment and improvements to the buildings will enhance the overall appearance and amenities of the fast food facility for the local community
23/02152/ADV	KFC Car Park And 'Drive-Thru' Lane, Basingstoke Leisure Park, Worting Road, Basingstoke	Display of various non-illuminated and illuminated signs	Y	The proposed advertisements are in keeping with the established character of the area and would respect the host building, and contribute to the viability of the business

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
				enhancing the facility
24/00209/FUL	McDonalds Drive Thru, Tot Hill Services, A34, Newbury Bypass, Burghclere	Installation of an additional two rapid electric vehicle charging stations and ancillary equipment within car park of McDonalds, A34 Newbury. Two existing parking spaces will become EV charging bays. Installation of a new additional feeder pillar for additional chargers on site	N	The installation of EV chargers would offer a new sustainable service to members of the community within the existing McDonalds, improving the overall facility
23/01856/FUL	Crockford Lane Pet Shop, Weighmore House, Crockford Lane, Chineham	Demolition and replacement of a mixed use building and associated alterations including amended vehicular access	Y	The proposal will provide an improved and fit for purpose mixed use building which retains the existing three retail units within the new building. The alteration to access would further enhance the facility by limiting HGV access from one entrance to provide additional parking in the area
23/00994/FUL	Post Office Stores, Broadlayings, Woolton Hill	Proposed security shutter to front door	N	The security shutter enhances the facility and improves the

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
				safety of the Post Office
23/00267/FUL	Sports Ground Pavilion, Bridge Street, Overton	Replacement of cricket nets	N	The proposal to replace cricket nets at the Sports Ground Pavilion improves the quality of the facility which is used by the community
23/00970/ADV	1st Chineham Scout Group Scout Hall, Hanmore Road, Chineham	Display of 3no Non-illuminated Signs on South and East elevations and 1no non illuminated V-board on north elevation	Y	The proposed advertisements are in keeping with the established character of the area and would respect the host building, and contribute to the continued viability of the Scout Hall for community use
23/00634/FUL	Crematorium, Stockbridge Road, North Waltham	Erection of single storey front and rear extensions to crematorium and relocation of fuel storage	N	The extensions to the crematorium improve the viability of the business and ensure its maintained use for the community
23/01509/FUL	Viabes Community Centre, Viabes Craft Centre, The Harrow Way, Basingstoke	Replacement of roofs	Y	The proposal complies with Policies CN7 and CN8 to maintain and ensure the repairs of the existing community centre facility

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
23/01182/FUL	Unit 11 – 12, Viables Craft Centre, The Harrow Way, Basingstoke	Proposed single storey side extension and improvements to the Osborne Rooms at the Viables Craft Centre, Basingstoke	Y	The proposed extension and improvements will make the existing facility more accessible and enable use by a wider demographic of the community
23/00859/FUL	Tadley Community Centre, Newchurch Road, Tadley	Erection of a detached log cabin (part retrospective)	Y	The proposed log cabin improves the existing community centre which is used by the community
23/01955/FUL	St Marys Church, Basingstoke Road, Upton Grey	Construction of a new louvre and window to facilitate improved ventilation in the ringing chamber	Y	The proposals will improve the quality of the ringing chamber within the existing community facility of St Marys Church
23/01780/FUL	The Fox And Hounds, Mulfords Hill, Tadley	New disabled toilet and porch extension. New smoking shelter	Y	The proposed works at The Fox and Hounds will make the site more accessible and will enable use by a wider demographic of the community, improving the existing facility
23/00002/LDPU	Red Lion Inn, 37 High Street, Overton	Certificate of lawfulness for the proposed use of existing function room outbuilding as additional accommodation	Y	The certificate of lawfulness confirms that the outbuilding can be used as additional accommodation by the Red Lion Inn, ensuring the

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
		to the public house		continued viability of the existing public house and improving the facility
23/00447/ADV	Shakespeare House Health Centre, Shakespeare Road, Basingstoke	Display of 3 no. non-illuminated wall mounted signs, 1 no. non-illuminated free standing sign and 1 no. non-illuminated totem sign	Y	The proposed advertisements are in keeping with the established character of the area and would respect the host building, and support the healthcare facility adjoining the doctor's surgery and pharmacy as existing community facilities
23/00714/FUL	Howard Park Bowls Club, St Andrews Road, Basingstoke	Erection of single storey side extension and internal alterations	Y	The proposal retains, maintains and improves the existing sports and recreational facility, which is valued and used by members of the community
23/02384/LBC	Estates Office Highclere Castle, Highclere Park, Highclere	External repairs and rendering works to west facade of the castle including overhaul of windows	N	The works to Highclere Castle will improve the overall quality and maintenance of the leisure and tourism facility
22/03375/FUL	Estates Office Highclere Castle, Highclere	New events building in the grounds of Highclere Estate, all associated external works	N	The proposal for a new events building will improve the overall quality and offerings of the

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
	Park, Highclere	including removal of existing timber sheds		Highclere Estate and ensure the continued viability of the leisure and tourism facilities for the local community
24/00180/LBC	Highclere Castle, Highclere Park, Highclere	Proposed works to folly within Highclere Estate to include partial collapse of string course, replacement in new render. Extensive cracking to string course. Repair to sections of cement render and cracks tied, filled and consolidated	N	The proposal will improve the overall quality of the Highclere Estate and ensure the continued viability of this existing leisure and tourism facility for the local community
23/01374/FUL	Everest Community College, Sherborne Road, Sherborne St John	Construction of new outdoor canopy over existing courtyard to form covered outdoor dining area	Y	The proposed outdoor canopy improves the existing courtyard facility and provides a covered outdoor dining area to extend use in different weather conditions
23/00520/FUL	Manydown Tennis Club, Wootton St Lawrence	Erection of padel court shelter over approved padel tennis court	N	The proposed padel court shelter extends the use of the facility in different weather conditions and enhances the approved padel court

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
23/00930/ADV	R1 Festival Place, Basingstoke	Display of 3 no. sets of externally illuminated fascia text and 2 no. externally illuminated projection signs to replace existing signs	Y	The proposed replacement advertisements are in keeping with the established character of the area and would respect the host building, and support the existing restaurant facility of Cote Brasserie
23/02005/ADV	Pizza Express Unit R9, Lower Ground Festival Place, Basingstoke	Display of 2no internally illuminated fascia sign and 1 no internally illuminated roundel to front elevation	Y	The proposed advertisements are in keeping with the established character of the area and would respect the host building, and contribute to the viability of the business enhancing the facility
23/02366/ROC	The Angel, Festival Place, Basingstoke	Variation of condition 1 (external seating area hours) of BDB/66730 to extend hours of closing the external seating area from 22:00 to 23:00	Y	The variation extends the opening hours of The Angel by one hour in the evening, which enhances its sustainability as a business and improves the service offered to the community
23/01070/RET	Land On Weybrook Park Golf Club, Rooksdown	Retention of the installation of 2no 12m X2.4m metal storage containers for	N - adjacent	The retention of the storage containers ensures the continued viability

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
	Lane, Basingstoke	storing golf buggies overnight and a 4mx5m area of gravel hardstanding (Retrospective)		of the golf club and protects the golf buggies, maintaining the existing facility
23/02554/ADV	Unit C, Chineham Shopping Centre, Chineham	Installation of 2no internally illuminated acrylic white McDonald's lettering and 2no vinyl yellow golden arch	Y	The proposed replacement advertisements are in keeping with the established character of the area and would respect the host building, and support the existing fast food facility
23/02555/FUL	Unit C, Chineham Shopping Centre, Chineham	Alteration of existing shopfront and the creation of a new shop front to the western elevation, the installation of outdoor seating area and HVAC equipment	Y	The proposals will be of scale and character to reflect the role, function and distinctive qualities within the shopping centre, improving the existing commercial facility without impacting on the current business use and having adverse impacts on the visual amenity of the area
23/02660/LDEO	The Chineham District Centre, Chineham Shopping	Certificate of lawfulness for confirmation that planning permission 18/03417/FUL has been lawfully	Y	The certificate confirms that the demolition of the toilet block was lawful, which removed an unsocial and

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
	Centre, Chineham	implemented pursuant to the demolition works carried out in relation to the toilet block located within the site		dilapidated area of the shopping centre and improved the overall facility
23/02484/ADV	The Chineham District Centre, Chineham Shopping Centre, Chineham	Display of 3 no. internally illuminated gateway totems, 9 no. non-illuminated vehicle directional signs, 4 no. internally illuminated wayfinding orientation totems, 6 no. non-illuminated wayfinding fingerposts and 3 no. internally illuminated entrance Identification signs	Y	The proposed signs for directions and advertisement enhance the marketing and overall vitality of the district centre
23/02467/BPA3	The Dome Youth Centre, Brighton Hill Centre, Basingstoke	Proposed roof alterations with replacement fascias, soffits and rainwater goods and replacement windows and external doors	Y	The proposal will ensure the maintenance and enhancement of the youth centre without impacting on the function of the facility
23/01258/FUL	The Hurst Community College, Brimpton Road, Baughurst	Creation of a 3G Artificial Turf Pitch (3G ATP) with associated features including fencing, gates, storage container,	N	The proposal creates a sports facility within the educational facility of the college, improving the service

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
		floodlighting, hard-standing areas and vehicular access		offered by the college for the community
23/01712/GPDSP	St Michaels School, Harts Lane, Burghclere	Application for prior approval for installation of a 29.88kW (72 panels) roof mounted solar photovoltaic system	N	Prior approval is granted as the installation of the rooftop solar PV system will enhance the existing facility used by the community and improve the sustainability of the site
23/00849/GPDSP	Unit 2, Gemini Centre, Hamilton Close, Basingstoke	Application for prior approval of the installation of a 341 kWp rooftop solar PV system on the existing metal roof of a commercial unit	Y	Prior approval is granted as the installation of the rooftop solar PV system will enhance the existing facility used by the community and improve the sustainability of the site
23/00875/FUL	The Vyne, Vyne Road, Sherborne St John	Erection of new footbridge	N	The proposal for a new footbridge will improve and enhance the quality and accessibility of the existing facility
23/02395/BPA3	Eastlands II, London Road, Basingstoke	Installation of 8 no. Electric Vehicle Charge points adjacent to Eastlands II building, part retrospective	Y	The installation of EV chargers would offer a new sustainable service to members of the community within

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
				the existing parking facility
22/03408/LBC	Bombay Saphire Ltd, Laverstoke Mill, London Road, Laverstoke	The internal reconfiguration and refurbishment of the existing Visitor WCs to the Mill Bar, Building 4 and Building 18, each to provide a Unisex WC arrangement	N	The reconfiguration and refurbishment of the Visitor WCs make the existing Mill Bar facility more accessible and the proposals encourage a wider demographic of users to the facility, ensuring its continued viability and quality
21/03394/OUT	Land at Watermill Bridge, Andover Road, Wash Water	1,600 square metre community building (Use Class F2(b))	N	Consented at appeal as part of a mixed use community
21/03394/OUT	Land at Watermill Bridge, Andover Road, Wash Water	1200 square metre Health Centre (Use Class E(e))	N	Consented at appeal as part of a mixed use community
21/03394/OUT	Land at Watermill Bridge, Andover Road, Wash Water	250 square metre convenience store (Use Class F2(a))	N	Consented at appeal as part of a mixed use community

8.3 Five planning applications were granted during the monitoring year which related to the loss of an essential facility, their losses were considered to accord with the tests in Policy CN7 or CN8 and were therefore acceptable:

- Coronation Arms, St Mary Bourne (23/01275/FUL) change of use from public house/residential to a single dwelling. Permitted as the pub use was considered to be no longer needed (three other operational pubs in the village) or economically viable.
- Ramsdell Village Hall, Basingstoke Road, Ramsdell (23/00277/FUL) conversion of village hall into a dwelling. Permitted as adequate alternative provision had been provided through the construction of a new village hall within Ramsdell.
- Bramley Garage, Sherfield Road, Bramley (22/00744/FUL) demolition of existing garage and bakery buildings, erection of a Class E commercial unit with 5 residential flats above and a pair of semi-detached residential houses. Permitted as the development would provide a significant community benefit in line with Policy CN7 by providing smaller housing to meet a local need, improving the visual amenity and safety of the PRoW.
- Overton Methodist Church, Winchester Street, Overton (23/01488/FUL) for change of use from a church (F1(f)) to a children's day nursery (E(f)). Permitted as use of the building as a church is no longer active, and the proposed change of use to a nursery has the scope to enhance the vitality and viability of the local community.
- 10 Chequers Road Basingstoke (23/01618/RET) for change of use of 10 Chequers Road from Children's Day Nursery (Class E) to C1 aparthotel use (retrospective). Permitted as the nursery use ceased in 2020 when it relocated to another site, which complies with Policy CN7.

8.4 There were four planning applications refused in relation to an essential facility during the monitoring year:

- Ball Hill Bakery, Burlyns Lane, Ball Hill (23/00300/RES) for reserved matters application for the erection of a dwelling. Refused as the proposal would result in an incongruous and suburban form of development and harm to the significance of the nearby designated heritage asset. The case officer's report lists Policy CN7, and notes the principle of development on the site of the bakery was established with 21/02329/OUT in a previous monitoring year.
- The Watership Down Inn, Freefolk Priors, Freefolk, Whitchurch (22/03114/FUL) for removal of existing sheds and siting of a caravan for office ancillary use to the business. Refused as there is insufficient information provided to fully assess and justify the use of the caravan or the scale of business on site, and the caravan would result in harm to the character and visual amenity of the area. The case officer's report lists Policy CN7.
- The Gamekeepers, Tunworth Road, Mapledurwell, Basingstoke (21/01777/RET) for laying of hardstanding to provide access to the cesspit for the pump-out lorry and to enable the dray lorry to make deliveries clear of the highway; the hardstanding also to serve as additional parking to serve The Gamekeepers; provision of low-level, bat-friendly downlighters within the landscaped margin. Refused as the car parking area would project into open space and the development is

considered to have an adverse impact on landscape character and visual amenity. A subsequent appeal was raised and dismissed outside the monitoring year.

- Car Park At Basingstoke College Of Technology, Lower Brook Street, Basingstoke (23/01814/FUL) for erection of a fibre cabin, service cabinet, generator and construction of fence. The application was refused as the proposal would result harm to the significance of identified heritage assets.

8.5 There was one planning application for a new essential facility that was refused during the previous monitoring year and allowed at appeal during the monitoring year:

- Land Between A339 and Fawconer Road, Kingsclere (21/02814/FUL) for erection of a care home (within Use Class C2). The appeal was allowed as the care home would provide a timely and convenient opportunity for some people to fulfil present, imminent or future living and care needs, which would not undermine the holistic objectives of the Kingsclere Neighbourhood Plan and Local Plan to meet older or elderly and infirm people's living and care needs. The inspector acknowledges that this proposal would stop the development of at least 12 dwellings on site, however the significant social, environmental, and economic benefits have considerable weight.

8.6 There was one planning application that would result in the loss of an essential facility that was refused during the previous monitoring year and allowed at appeal during the monitoring year:

- The Red House, 21 London Street, Whitchurch (21/03574/FUL and 21/03575/LBC) for change of use of existing building from public house, restaurant and residential accommodation to 2 no. dwellings, erection of single storey rear extension to replace existing, associated internal alterations, car parking and landscaping. The appeal was allowed for 21/03574/FUL as the proposal would not result in the loss of an essential facility and the pub business is no longer needed due to ample alternatives in Whitchurch, and thus accords with Policy CN7 of the Local Plan and Policy GD3 of the Whitchurch Neighbourhood Plan. Further to this, the inspector allows the appeal for the refusal on 21/03575/LBC as the proposal would see the original residential use of the building returned and it would secure a new use for the building.

8.7 Although not classified as an essential facility within Policy CN7, one planning application was allowed at the Camrose Football Ground for demolition of all existing buildings and structures within the area outside of the application sites (24/00047/DEM) The case officer's report finds that prior approval is not required for demolition, as planning permission for the demolition of the major buildings and structures as part of the football club had already been granted under 19/01110/OUT and 19/02889/OUT.

## 8.2 Delivery of new infrastructure

<b>Target</b>
To provide and contribute towards the provision of additional services, facilities and infrastructure.
<b>Relevant Policies</b>
CN6 (Infrastructure), CN9 (Transport), SS10 (Chineham Railway Station), SS11 (Whitchurch Railway Station Car Park)
<b>Outcome</b>
A range of new transport, education, community and green infrastructure was delivered across the borough to support new development.

- 8.8 The council is required to produce an annual Infrastructure Funding Statement (IFS) which provides information on the operation of the council's Community Infrastructure Levy (CIL) and planning obligations secured via section 106 Agreements etc. Further details can be found at <https://www.basingstoke.gov.uk/CIL?chapter=82840#chapter82840> (under spending strategic CIL).

### Transport

- 8.9 The provision of a safe, convenient and efficient transport network in the borough is key to supporting residents, employees and visitors to the borough as well as assisting the wider economy.
- 8.10 During the monitoring year, one infrastructure scheme was completed - A30 Brighton Hill roundabout improvements. This £20 million scheme represents an important local transport infrastructure improvement, which is a key junction on the Basingstoke A30 Southwest Corridor between the town centre towards M3 Junction 7 as well as the ongoing developments at Hounsome Fields and Basingstoke Golf Course.
- 8.11 A number of other transport related schemes have commenced or are due to start and complete outside of the monitoring period:
- Improvements to the highway at Tile Barn Row and Trade Street, Woolton Hill. The improvements include a new footway link and better parking arrangements. These were completed outside the monitoring year in May 2023.
  - Approval (August 2023) for the Manydown to Basingstoke Town Centre Cycle Route which aims to provide a high quality cycle route to maximise the number of people cycling to / from Manydown. The route will also provide a new cycling facility for existing residents and businesses along the route. Work undertaken has included widening

the existing path to provide a 3m wide cycle track and 2m wide footpath and upgrading current street lighting.

- Active Travel, walking and cycling improvements along A30, from Brighton Hill roundabout to Winchester Road roundabout. Preliminary design work is being progressed.
- Highway developer funded schemes at Chapel Hill, Basingstoke, for pedestrian improvements, due to commence in summer 2024.
- Improvements in Bramley Village to formalise the passing places on Minchens Lane, installing bollards at the junction of Bramley Lane and Sherfield Road.
- Moving traffic offences scheme to install ANPR cameras and supporting infrastructure at trial locations at Alencon Link and Norn Hill, Basingstoke.

8.12 More information about these schemes can be found on the Hampshire County Council website<sup>73</sup>.

8.13 The council approved seven applications relating to education provision, as shown in the following table:

*Table 8.3: Consents on school sites during the monitoring year*

<b>Planning Reference</b>	<b>Address</b>	<b>Proposal</b>
24/00032/ROC	The Loddon School, Wildmoor Lane, Sherfield-on-Loddon	Variation of Condition 1 of 21/01768/FUL to amend drawing numbers to allow for variation of boundary treatment to Wildmoor Lane, alteration to external materials and change in location of entrance gates
23/01712/GPDSP	St Michaels School, Harts Lane, Burghclere	Application for prior approval for installation of a 29.88kW (72 panels) roof mounted solar photovoltaic system
23/02187/FUL	Basingstoke College Of Technology South Site, Worting Road, Basingstoke	Demolition and reinstallation of the external facades and installation of photovoltaic panels upon the main roof at F Block
23/01374/FUL	Everest Community College, Sherborne Road, Sherborne St John	Construction of new outdoor canopy over existing courtyard to form covered outdoor dining area

<sup>73</sup> <https://www.hants.gov.uk/transport/transportschemes>

Planning Reference	Address	Proposal
23/01258/FUL	The Hurst Community College, Brimpton Road, Baughurst	Creation of a 3G Artificial Turf Pitch (3G ATP) with associated features including fencing, gates, storage container, floodlighting, hard-standing areas and vehicular access
23/01488/FUL	Overton Methodist Church, Winchester Street, Overton	Change of use from a church (F1(f)) to a children's day nursery (E(f)) and demolition of part of the structure to turn into gardens
23/00236/FUL	The Island Site, Beggarwood Lane, Basingstoke	Erection of a Children's Day Nursery (Class E) and associated infrastructure

## Sports

- 8.14 The council used Section 106 contributions to fund and part fund various improvements to sports facilities during the monitoring year. These included improvements at:
- Whitchurch Cricket Club for electrical work, an artificial wicket and refurbishment of the changing room building.
  - Whitchurch community swimming pool improvements including enhancements to the plant machinery.
  - Basingstoke Town Community Football Club to secure external funding for a club house and infrastructure improvements.

## Community facilities

- 8.15 Section 106 contributions funded a number of small local-level schemes and enhancements across the borough associated with mitigating the effect of development. This included improvements to Viables Community Centre, St Luke's Hall in Overton, Old Basing Village Hall and Gill Nethercott Centre in Whitchurch.

## Public open space and play

- 8.16 Section 106 contributions were used to fund a number of improvements and new equipment at open space and play schemes during the monitoring year. This included:
- New Multi Use Games Area (MUGA) with associated seating and table tennis tables, a fitness area and wooden play sculptures at Whiteditch Playing Fields, Norden;
  - Floating islands within the village pond at Cliddesden to enhance the amenity of the wider open space;

- Avenue tree planting, a new bench and picnic table at West Ham Park, Basingstoke;
- Additional climbing play equipment within Kingsley Park play area, Whitchurch;
- Additional play equipment for older juniors and teenagers at Hatch Warren Park, Basingstoke;
- New toddler climbing unit within Beach Park play area, Oakley.

### Further information

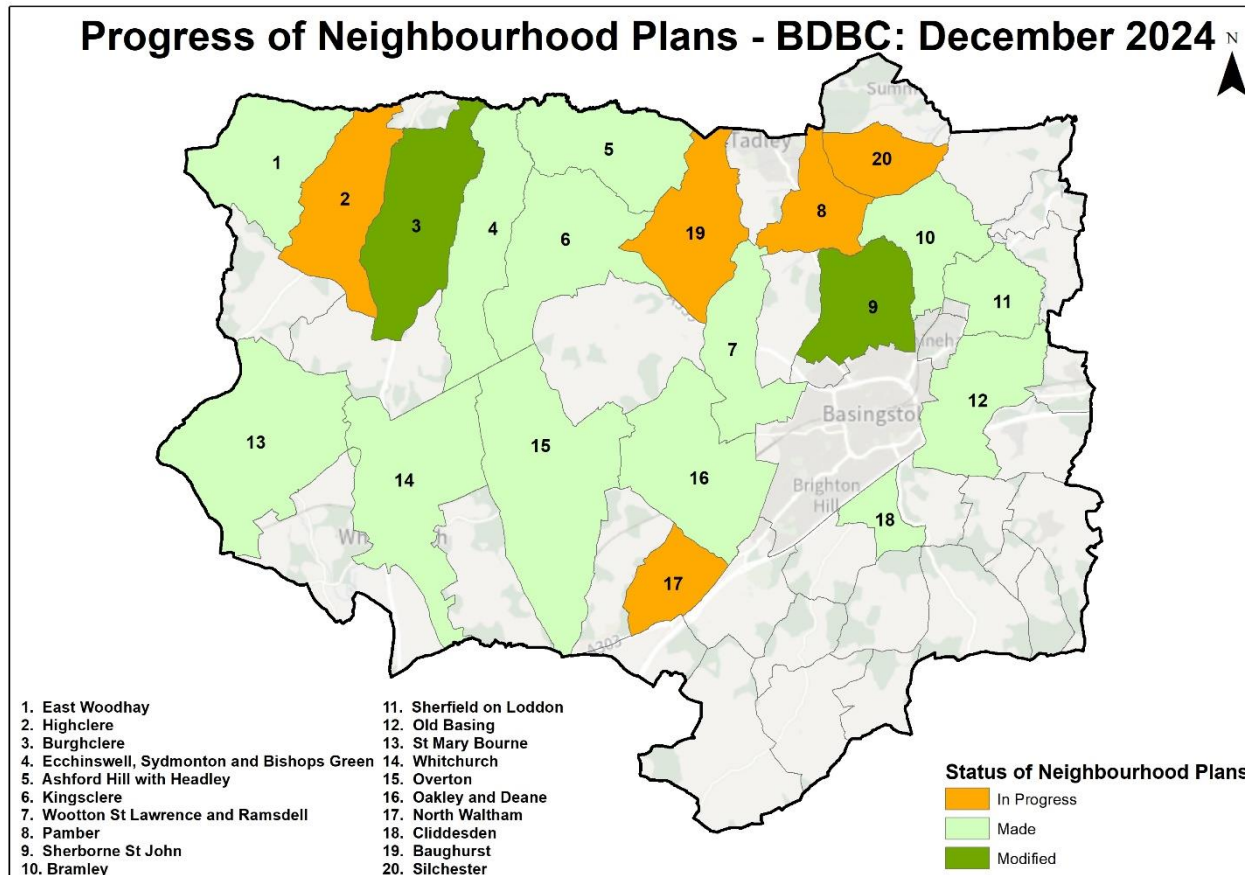
If you would like to be kept up to date with notifications regarding development plan documents and the progress of the Local Plan Update in Basingstoke and Deane, please join our consultation database.

You can join by:

- Visiting our website <https://www.basingstoke.gov.uk/about-lpu>.
- Emailing [Local.Plan@basingstoke.gov.uk](mailto:Local.Plan@basingstoke.gov.uk)
- Telephone: 01256 844844

# Appendices

## Appendix 1: Progress with Neighbourhood Planning (at December 2024)



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## Appendix 2: Adopted Local Plan 2011-2029 policies

Policy Reference	Policy Name
Delivery of the Strategy	
SD1	Presumption in Favour of Sustainable Development
SS1	Scale and Distribution of New Housing
SS2	Regeneration
SS3	Greenfield Site Allocations
SS3.1	Swing Swang Lane, Basingstoke
SS3.2	Kennel Farm
SS3.3	Razors Farm
SS3.4	North of Popley Fields, Basingstoke
SS3.5	Overton Hill
SS3.6	South of Bloswood Lane
SS3.7	Redlands
SS3.8	Upper Cufaude Farm
SS3.9	East of Basingstoke
SS3.10	Manydown, Basingstoke
SS3.11	Basingstoke Golf Course
SS3.12	Hounsome Fields
SS4	Ensuring a supply of deliverable sites
SS5	Neighbourhood Planning
SS6	New Housing in the Countryside
SS7	Nuclear Installations – Aldermaston and Burghfield
SS8	Basing View
SS9	Basingstoke Leisure Park
SS10	Chineham Railway Station
SS11	Whitchurch Railway Station Car Park

Community Needs	
CN1	Affordable Housing
N2	Rural Exceptions for Affordable Housing
CN3	Housing Mix for Market Housing
CN4	Housing for older people/Specialist housing
CN5	Gypsies, Travellers and Travelling Show People
CN6	Infrastructure
CN7	Essential Facilities and Services
CN8	Community, Leisure and Cultural Facilities
CN9	Transport

Environmental Management and Climate Change	
EM1	Landscape
EM2	Strategic Gaps
EM3	Thames Basin Heath Special Protection Area
EM4	Biodiversity, Geodiversity and Nature Conservation
EM5	Green Infrastructure
EM6	Water Quality
EM7	Managing Flood Risk
EM8	Commercial Renewable/Low Carbon Energy Generation
EM9	Sustainable Water Use
EM10	Delivering High Quality Development
EM11	The Historic Environment
EM12	Pollution

Economic Development	
EP1	Economic Growth and Investment
EP2	Employment Land and Premises (B-Use Classes)
EP3	Town, District and Local Centres
EP4	Rural Economy
EP5	Rural Tourism

### Appendix 3: Land Supply Position 2023/24 (Base date of 1 April 2024)

Site	Site Status at 1/4/24	Settlement	Net Dwls available	2024/25	2025/26	2026/27	2027/28	2028/29	Outside Plan period	Unlikely	Net Total in Plan period	
<b>Sites with Planning Permission</b>												
<b>Large site commitments (10 or more units)</b>												
North of Popley/ Merton Rise	DET and U/C	Basingstoke	138	10	50	50	28	0	0	0	138	The site has outline and detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. The whole site was allocated for residential development in the Borough's Local Plan (1996-2011) and gained outline permission for 784 units (BDB73174) in 2012. The landowners, Hampshire County Council (HCC), sold the site in October 2012. All of the site is within the ownership of Persimmon Homes (being built out as Persimmon and Charles Church brands). Permission was gained for reserve matters on phases 3 and 5 in June 2013 and these phases are now complete (15 units completed in 2013/14, 118 in 2014/15 and 84 units in 2015/16). A reserved matters application for 122 units on Phase 4 (14/01913/RES) was approved in August 2015 and an application for phase 6 for 147 units (15/02040/RES) was approved in March 2016. Phase 4 and 6 are also now complete. A reserved matters application for phase 2a (40 units) was approved in January 2017 (15/02040/RES). An application for Phase 2b (98 units) was approved in October 2018 (17/04139/RES) and has been built out. A reserved matters application for 138 homes on the remainder of the site (Phase 2c 20/00854/FUL) was permitted in July 2023. A request to vary the s106 was submitted in May 2024 (24/00982/VLA) and is currently being considered. 8 homes from the original outline permission will not now be delivered. 60 units were completed in 2016/17, 75 in 2017/18, 103 in 2018/19, 73 in 2019/20, 93 in 2020/21 and 23 in 2021/2, leading to 731 completions overall. Through the site monitoring consultation, Persimmon have stated the following phasing 10 in 2024/5, 50 in 2025/6, 50 in 2026/7 and 28 in 2027/8, which has been used for land supply purposes. There is clear evidence that this strategic site is being developed out in phases, given its scale, and there has been a clear track record of applications and completions from 2012 onwards.

Caesars Way	U/C	Whitchurch	33	25	8	0	0	0	0	0	33	The site meets the deliverability tests as set out in the NPPF. Outline planning permission was granted on appeal for up to 34 units in March 2015 (13/01522/OUT). The reserved matters application for the 34 homes (18/00672/RES) was approved in January 2019 and is subject to a two year implementation beyond that date, as set out in the original outline. A developer is associated with the site (Foreman Homes) and work started on site in 2021. 25 of the homes have been completed since 1 April 2024 and 8 remain to be completed. Through the site monitoring process the developer has set out the following delivery rate: 25 in 2024/5 and 8 in 2025/6 which is considered suitable for land supply purposes and reflects the position on site.
Recycling Yard, Hurstbourne Station	U/C	Hurstbourne Priors	-1	-1	0	0	0	0	0	0	-1	The site meets the deliverability tests as set out in the NPPF. Outline planning permission was granted for 30 units on the site in February 2016 (14/02489/OUT). The site then changed hands and a new application (16/02664/FUL) for 44 dwellings was consented in November 2017. There had been delays with progressing the site in light of contamination issues but this was resolved and the site is nearly complete with the demolition of just one house remaining. 13 units were completed in 2021/2, 18 units in 2022/3 and 13 in 203/4.
Land between Elmdene and Fairholme Road	U/C	Tadley	13	2	11	0	0	0	0	0	13	The site meets the deliverability tests as set out in the NPPF. Outline planning permission was granted for 12 units on the site in May 2016 (15/03029/OUT). A reserve matters application (18/03729/RES) for 11 units was approved in August 2019 but the permission was not implemented. A new application for full planning permission of 13 dwellings was submitted in May 2021 (21/01720/FUL) and this gained permission in February 2022. A variation of the S106 agreement to allow the option of the affordable housing being provided via the Rentplus model was also allowed (23/01972/VLA). The site is now under construction and the developer, Belgrave Homes, have stated the following phasing based on their build programme - 12 units in 2024/5 and 1 units in 2025/6. Two homes were under construction at July 2024 and therefore the phasing has been moved back to reflect this and ensure a robust position.

Swing Swang Lane	U/C	Basingstoke	38	38	0	0	0	0	0	0	38	<p>This LP allocation meets the deliverability tests as set out in the NPPF. The site is allocated for approximately 100 units in the adopted Local Plan (Policy SS3.1). An outline planning application was approved in June 2018 (17/02846/OUT) with the S106 signed in March 2019. The site was marketed during summer 2019 and the purchaser was approved by HCC in November 2019. Following delays in contract negotiations due to COVID-19 this was concluded in December 2020. A reserved matters application for 100 units was submitted in January 2021 (20/03587/RES) by Redrow Homes and amended plans were submitted in June and July. This was approved in December 2021. The site is under construction and 8 homes were completed in 2022/3 with 54 completed in 2023/4. Redrow have stated, through the site monitoring consultation, that they were currently constructing the final plots on site and were likely to be completed by the end of the calendar year. There have been 10 completions since March and all remaining 28 homes are under construction. Therefore, the remainder of the site has been phased for delivery in 2024/5.</p>
Redlands	U/C	Basingstoke	10	10	0	0	0	0	0	0	10	<p>The site meets the deliverability tests as set out in the NPPF. The site is allocated for approximately 165 units in the adopted Local Plan (SS3.7). A development brief SPD for the site was adopted in July 2017. An outline planning application for up to 150 units on the majority of the site (16/02457/OUT) was granted in September 2017. The site was sold to a developer (Bellway Homes) and a reserve matters application (19/02773/RES) was submitted in October 2019 and granted in August 2020. The site is under construction and 98 homes were completed in 2022/3 with a further 42 completed in 2023/4. Bellway Homes have stated, through the annual monitoring, that the remainder of the site covered by the planning permission will be completed in 2024/5 and this is supported by the position on site. Part of the allocation (approximately 15 units on Redlands House) is in different ownership and this part of the allocation forms a separate entry later in this schedule.</p>



												<p>application for 229 (phase 2) homes was received by the LPA in August 2022 (22/02316/RES) and was permitted in February 2023. An application for 494 units (phase 3) was submitted in November 2023 (23/02973/RES) and was approved in October 2024. An application for 12 custom build homes (phase 4) is also currently being considered. Through the site monitoring consultation the agent (Boyer Planning) has, on behalf of the developer, confirmed that the site is deliverable and has previously outlined their ongoing commitment to the site and building it out quickly. They consider that 120 units will be delivered a year until the end of the plan period, with the exception of 2025/6 where 80 units are due to be built due to the phasing of parcels. There are no foreseeable constraints to delivery and the suggested phasing has been used. At September 2024, there had been an additional 70 completions since March (31 on phase 1 and 39 on phase 2) with a further 148 homes under construction at July 2024. 221 units lie outside the Local Plan period and are likely to be delivered post 2029. The overall yield has also been reduced by 38 units as more detailed applications have been considered.</p>
Manydown	ALL/OUT	Basingstoke	3,520	0	0	0	40	180	3300	0	220	<p>The site meets the NPPF deliverability tests as set out in the NPPF. The site was allocated for approx. 3,400 units in the Local Plan (Policy SS3.10) and is primarily in the control of the council and HCC (999 year lease) in addition to two smaller parcels in separate ownerships. A Development Brief SPD was adopted in December 2016. An outline application (all matters reserved except access) (17/00818/OUT) was approved for 3,520 dwellings in July 2020 with the s106 signed in December 2021. The landowners entered into a joint venture with Urban&amp;Civic in July 2020 who are acting as master developer. The freehold needed to be drawn down under the lease provisions ahead of formal commencement of development on site by the Partnership (between BDBC, HCC, and Urban&amp;Civic plc) and this has held up the delivery of the site. However, the land was legally purchased in October and progress on delivering the site can now be made. The phasing reflects both the information submitted by Urban&amp;Civic in response to the site monitoring process in the summer but also their more up to date position which takes into account final delays in the land purchase. A PPA is in place and significant progress has been made towards implementing the permission, as well as the planning stages that are well underway. This includes the approval of the Site Wide Framework and also the approval of temporary construction accesses in April 2023 (23/00032/FUL and 13/00033/FUL), in addition to the primary access being approved under the</p>

												outline. The first Key Phase (defined as the implementation stage) will include the delivery framework for approximately 1,200 dwellings. The preparation of this is significantly progressed and is due to be submitted following land purchase. Key Phase 1 comprises two sub-phases across two parts of the site which has the potential to increase absorption and increase delivery. The ability to separate access for construction vehicles away from main vehicular access will further facilitate prompt delivery. Tendering for contractors for construction of the access junctions is in train. Vegetation removal has been undertaken along Roman Road and Worting Road to enable a prompt start to the construction of the access junctions and management work has taken place across the site, including ecological work. Early-stage marketing of housing parcels to appropriate housebuilders has taken place meaning build out of the first housing parcels could commence in 2026 and is expected to be underway across several parcels by 2027. The relatively high delivery rates across the longer timeframe reflect the site's characteristics, its ownership and the ambitions for the site. Those associated with the site are committed to accelerated delivery through additional infrastructure and services investment, an increased diversity of offer, and the ability to draw in greater market demand. The part of the allocation that does not benefit from outline permission is a separate entry in this schedule.
Hounsome Fields	U/C	Basingstoke	403	100	100	100	75	28	0	0	403	This greenfield site meets the deliverability tests as set out in the NPPF. The site is allocated for approximately 750 units in the adopted Local Plan (Policy SS3.12). An outline planning application for 750 dwellings was granted in September 2017 (15/04503/OUT). A full application for two gypsy and traveller pitches on the site (18/00873/FUL) was submitted in May 2018 but was withdrawn. A further application for 2 pitches (21/01197/FUL) was refused in May 2023 with a further application for 2 pitches (23/01973/FUL) refused in February 2024. A reserve matters application for the first Phase (94 units 18/02513/RES) was permitted in December 2019 and an application for phase A2 (19/03286/RES) for 145 dwellings was permitted in December 2020. A further reserved matter for 143 units (21/00993/RES) was submitted in March 2021 and approved in December 2021. A reserve matters application (21/01462/RES) for the outstanding 363 dwellings was permitted in December 2022 and therefore all of the site now benefits from full permission. The development has been brought forward by Vistry in a joint venture with Wates, who had promoted the site for

													development. Site works started in summer 2020, to deliver the required roundabout. 83 units were completed in 2021/2 (73 on Phase A1 and 10 on Phase A2), 195 homes were completed in 2022/3 (21 on Phase 1 (94 units); 134 on phase 2 (145 units); and 40 on the phase for 143 units). 64 homes were completed in 2023/4 (22 on phase 1 and 2 and 42 on the phase for 143 units). Through the site monitoring consultation Vistry (Linden Homes and Bovis Homes) have stated that they anticipate completions of 100 homes a year up to 2027/8 across two phases being built under different brands, with the final 3 homes being completed in 2028/9. The land supply schedule takes a more precautionary approach with 75 in 2027/8 and 28 in 2028/9 to reflect the general downturn in completions that occur as sites near completion. At July 2024 there were 302 homes under construction and there had been an additional 32 completions since March (23 on phase 1 and 9 on phase 2). There is clear evidence that the site is being built out in phases, in line with the build programme. There are no foreseen site specific constraints to delivery.
Andover Road	ALL/OUT	Oakley	14	0	0	0	0	7	7	0	7	The site is allocated for approximately 15 units under Policy 3 of the adopted Oakley and Deane Neighbourhood Plan (2011-2029). An application for up to 16 units was submitted in October 2016 (16/03881/OUT) but subsequently withdrawn. A further outline application for demolition of the existing cottage and the erection of up to 15 dwellings, with car parking for the village hall (18/02521/OUT) was permitted in October 2019 and the S106 signed in November. The reserve matters application (21/02482/RES) was submitted in July 2021 for the erection of 15 dwellings and was held up in light of the need to demonstrate nitrate neutrality. However, these issues have now been resolved and the application is due to be determined in Autumn 2024. Through the housing delivery monitoring Fowler Fortescue have advised the site will be completed by 2029/30.	

Oakley Hall	ALL/OUT	Oakley	150	0	0	0	0	0	150	0	0	The site is available for housing now, it offers a suitable location for development, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. The site is allocated for approximately 30 units under Policy 3 of the adopted Oakley and Deane Neighbourhood Plan (2011-2029). An outline application for up to 33 units was submitted on behalf of the Fogarty Group Ltd and Cove Construction Limited in December 2018 (18/03558/OUT) and received a resolution to grant planning permission in November 2020 and the S106 agreement was signed in October 2021. A subsequent application for a retirement village (C2) of up to 150 units (20/01586/OUT) was granted permission in February 2023. The agent has stated that the landowner has been carrying out various due diligence, including with the utility companies to secure the necessary connection capacity, and it is likely that a reserved matters application will be submitted in early 2025. They anticipate that the site will be delivered between 2026 and 2029 with 50 completions a year. However, given that the way forward is still being considered at this stage and no reserve matters have yet been submitted, the site has been moved out of the 5 year supply at this stage and this position will continue to be monitored.
South of Two Gate Lane	U/C	Overton	45	45	0	0	0	0	0	0	45	The site meets the deliverability tests set out in the NPPF. The Overton Neighbourhood Plan, adopted in July 2016, allocates the site (Site F) for 70 units. A developer (Bewley Homes) is taking the site forward and, in 2020 they submitted a full application for 82 dwellings (20/00789/FUL) and a separate full application for a priority access to the site from the B3400 (20/00790/FUL). The planning application was refused in April 2021, on detailed matters, but was allowed on appeal in January 2022. The site is under construction by Bewley Homes and 37 homes were completed in 2023/4, in line with predictions. Bewley Homes have stated, through the annual monitoring process, that the site will be completed in this financial year and that there are no delays to delivery. 19 of the remaining homes have already been built and the rest are under construction. Therefore all of the remaining units have been placed in 2024/5.

Land off Evingar Road	ALL/OUT	Whitchurch	60	0	0	30	30	0	0	0	60	The site meets the deliverability criteria as set out in the NPPF. The site is allocated for approximately 60 dwellings and a business development area in the Whitchurch Neighbourhood Plan (Policy HA2) which was made in July 2017. A hybrid application was submitted in September 2016 for a mixed use development with 60 homes on site combined with B1 and B2 use. This was granted in June 2018 (16/03220/OUT) with the s106 also agreed. A reserve matters application was received in May 2021 (21/01749/RES) and amended plans were submitted in May 2024 following a solution being found to the nitrates issue which had previously held up the application - a credit scheme will be used. The application is due to be determined in this calendar year. Through the 2024 site monitoring consultation Foreman Homes stated that the site will be delivered as follows: 30 units in 2025/6 and 30 units in 2026/7. This has been pushed back one year to ensure a robust land supply position. There is now clear evidence that the site is being actively progressed again and there are no identified constraints to delivery within a five year timescale.
Land at Herriard	FUL	Herriard	12	0	0	6	6	0	0	0	12	The site has detailed planning permission and meets the deliverability tests as set out in the NPPF. The site is a greenfield site on the edge of Herriard village and will deliver a rural exception scheme. An application for 12 units (17/04033/FUL) was approved in June 2018. Herriard Estates have confirmed, through the site monitoring, that the site is deliverable within 5 years and that there are no identified constraints to delivery. They anticipate the delivery of 6 homes in 2026/7 and 6 in 2027/8. This is two years slower than previously predicted rates, reflecting the fact that the resolution of relevant planning issues has taken longer than expected. However progress is being made and the updated S106 is due to be agreed in autumn 2024. Development is due to start in summer 2025.
Fawconer Road (C2)	ALL/FUL	Kingsclere	27	0	0	0	27	0	0	0	27	The site meets the deliverability tests set out in the NPPF. It is allocated for approximately 12 dwellings in the Kingsclere Neighbourhood Plan (Policy K HA1) which was made in October 2018. An outline planning application (19/02370/OUT) was permitted in March 2021 for 13 units. However, the site was sold following the grant of outline permission to Frontier Estates who took forward a different scheme for a 50 bed care home. A Full planning application (21/02814/FUL) was submitted in August 2021 and was allowed on appeal in November 2023. This yield has been reduced by 46% in line with national guidance which states that for residential institutions, to establish the amount of accommodation released in the housing market, authorities

												should base calculations on the average number of adults living in households, using the published Census data. This results in a yield of 27 units in terms of supply. The planning agent (Gillings Planning) has confirmed, through the site monitoring consultation, that the site is due to start in 2025 and be delivered by 2027 which takes into consideration the discharge of condition period and the construction period. This phasing has been used for land supply purposes.
Bishopswood Golf Course (C2)	FUL	Tadley	65	0	0	0	0	0	65	0	0	The proposal for a 120 bed care home (C2 units) received detailed planning permission in May 2018 (15/03090/FUL). This yield was reduced by 46% in line with national guidance which states that for residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data. A further application comprising 70 two bedroom suites was submitted in December 2023 (23/03028/FUL) and this is currently being determined. It is likely that this proposal will be implemented rather than the original permission but given the nature of the proposal (all of the units are 2 bed flats) no discounting would be necessary, resulting in a yield of 70 for land supply purposes, very similar to the 65 units currently included. Given that permission for the new proposals are not yet in place and the provision of offsite BNG is yet to be resolved, the site remains out of the 5 year supply at this stage.
The Island Site (C2)	U/C	Basingstoke	15	15	0	0	0	0	0	0	15	The proposal for a 70 bed care homes and a 28 bed specialist facility (C2 units) received detailed planning permission in June 2018 (17/01722/FUL) as part of the wider scheme for 40 retirement living apartments (included in the schedule as a separate entry). This yield has been reduced by 46% in line with national guidance which states that for residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data. The site is under construction and the 70 bed care home was completed in 2021/22, counting as 38 completions once the discount has been applied. This leaves the 28 bed specialist facility to be completed, or 15 units once the discount has been applied. Hamberley Care Homes responded to the site monitoring consultation in 2023 confirming that the 28 bed care home was very close to completion and the site has since been completed. As such, the remainder of this scheme has been placed in 2024/25.

Land at Silchester Road	U/C	Bramley	12	12	0	0	0	0	0	0	12	The site has full permission for a net gain of 12 homes following an appeal decision in March 2021 (20/00319/FUL). The site meets the deliverability tests as set out in the NPPF. The site is under construction and Kierish Homes have stated, through the site monitoring consultation, that the site will be completed in this financial year (2024/5). There is clear evidence that the site is being actively progressed and no constraints to delivery have been identified.
Land east of Redlands	U/C	Basingstoke	57	9	48	0	0	0	0	0	57	The greenfield site meets the deliverability tests as set out in the NPPF. It benefits from outline permission for 57 homes which was granted in November 2022 (21/00808/OUT). A reserve matters application was permitted in June 2023 (23/00207/RES) and Bellway Homes are taking the site forward as phase two of the original Redlands allocation in the adopted Local Plan. Bellway Homes have stated, through the site monitoring consultation, that the site is now under construction and 11 homes were recorded as being under construction in July 2024. Based upon Bellway's build programme the site will be developed as follows: 9 homes in 2024/5 and in 48 homes in 2025/6. There is clear evidence that the site is being actively progressed and no constraints to delivery have been identified. The suggested phasing has therefore been accepted for land supply purposes.
Land to East of Station Road	U/C	Oakley	94	45	49	0	0	0	0	0	94	The site meets the deliverability tests as set out in the NPPF. It gained outline planning permission for up to 110 homes (20/00004/OUT) at appeal in August 2021. A reserve matters application for 110 homes (22/01021/RES) gained permission in January 2023 and is now under construction by Miller Homes. 16 homes were completed in 2023/4. Miller Homes have responded to the annual monitoring process stating that the remainder of the site will be delivered as follows: 45 homes in 2024/5 and 49 in 2025/6. This delivery rate has been accepted for the purposes of land supply. There had been 29 completions since 1 April and a further 47 homes were under construction by July 2024. There is clear evidence that the site is being actively progressed and no constraints to delivery have been identified.
Land at South side of Ashford Hill Road	U/C	Ashford Hill	27	4	23	0	0	0	0	0	27	The site meets the deliverability tests as set out in the NPPF. Outline planning application for up to 27 homes (19/02726/OUT) was allowed in August 2021 and there is a developer (Antler Homes) associated with the site. A reserve matters application for 27 homes was approved in October 2022 (21/03808/RES). Through the site monitoring process they have stated the following predicted completion rates - 4 in 2024/5 and 23 in 2025/6 which is based on their

												current build programme. 20 homes were under construction at March 2024. There is clear evidence that the site is being actively progressed and no constraints to delivery have been identified to impact the site being built out in the 5 year period.
8-10A London Street	U/C	Basingstoke	16	16	0	0	0	0	0	0	16	The site meets the deliverability tests as set out in the NPPF. It benefits from full planning permission (21/01299/FUL) received in January 2021 for a change of use from a bank to residential. The scheme is for 16 homes and involves the conversion of the ground floor for a flexible use. The site has now been completed (since 1 April 2024) and has therefore been placed in 2024/5.
Camrose Ground	OUT	Basingstoke	123	0	0	0	78	45	0	0	123	The site meets the deliverability tests as set out in the NPPF. It is previously developed land within the built-up area of Basingstoke previously occupied by Basingstoke Town Football Club (BTFC). Planning permission was granted for enhancements to sport facilities at Winklebury (18/01309/FUL) to facilitate the relocation of the Football Club. Two Outline Planning Applications were initially refused at DC Committee - for 85 units (19/01110/OUT) and a 70 bed care home and 6 flats (19/02889/OUT). With the C2 use being discounted by 46%, and the 6 flats being considered as a small site, this gives a potential yield of 123 units. Both applications were allowed on appeal in May 2022. Information received as part of the site monitoring process outlines delivery of the 85 homes as follows: 78 in 2025/6 and 51 in 2026/7 with the 70 bed care homes being completed as part of the figure for 2025/6. The enhancement works at Winklebury Football Complex are now complete and the demolition of the Camrose Stadium is due to take place in 2025. A reserve matters application is due to be submitted in late 2024. Given the time associated with the planning process and also to undertake the works, first completions have been pushed back two years from those suggested through the monitoring consultation, to ensure a robust position.
Great Western Hotel, Vyne Road	FUL	Basingstoke	16	0	16	0	0	0	0	0	16	The site meets the deliverability tests as set out in the NPPF. It benefits from full planning permission (20/02551/FUL) which was granted in October 2022. The proposal involves the demolition of outbuildings and part of an existing former hotel, and the erection of 12 no. 2 bed apartments and 4 no. 1 bed apartments. A two year development programme has been assumed, with delivery suggested for 2025/6. There is clear evidence that the site is being actively progressed and no constraints to delivery have been identified.

Land West Of Ecchinswell Road Bishops Green	OUT	Bishops Green	42	0	5	25	12	0	0	0	42	The greenfield site meets the deliverability tests as set out in the NPPF. It benefits from outline planning permission (22/00174/OUT) for 42 homes, which was granted in March 2023 and a reserved matters application was submitted in October 2023 (23/02627/RES) by Bewley Homes and was approved in August 2024. There is clear evidence that the site is being actively progressed and no constraints to delivery have been identified. Bewley Homes have stated, through the site monitoring consultation, that the site will be delivered out as follows: 5 homes in 2025/6, 25 homes in 2026/7 and 12 homes in 2027/8 and these rates have been used for the purposes of land supply.
Stocks Farm	OUT	Bramley	139	0	10	50	50	29	0	0	139	The greenfield site meets the deliverability tests as set out in the NPPF. It gained outline approval at appeal in March 2023 (21/03758/OUT). The development proposed is for the demolition of one dwelling and erection of up to 140 dwellings and a community building of up to 250sqm under Use Class E, together with sports and leisure facilities. A reserved matters application (23/02868/RES) was submitted in November 2023 and amended plans were submitted in June 2024. The application is due to be determined in this calendar year. Wates have stated, through the site monitoring consultation that the site will be delivered as follows: 50 homes in 2025/6, 50 homes in 2026/7 and 39 homes in 2027/8. This phasing has been pushed back for land supply purposes to ensure a robust position, with just 10 units in 2025/6 and 50 thereafter, with the remaining 29 in 2028/9. There is clear evidence that the development is being actively progressed and no constraints to delivery have been identified.
Homefield House (C2)	FUL	Basingstoke	21	0	0	0	0	0	21	0	0	The greenfield site benefits from full planning permission (20/01546/FUL) which was granted in August 2022. The proposal involves the demolition of an existing 21-bed Care Home (Homefield House) and redevelopment with a replacement 60-bed Care Home (Use Class C2), resulting in a net gain of 39 units. This yield has been reduced by 46% in line with national guidance which states that for residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data. The agent acting on behalf of the developer has stated that this permission will not now be built out although a similar application is due to be submitted in early 2025. As a result of this, the site has been taken out of the 5 year land supply at this stage and progress will be monitored.

The Grange (C2)	FUL	Sherborne st John	8	0	0	0	0	0	0	8	0	The site benefits from full planning permission (20/00664/FUL) which was granted in May 2022. The proposal involves the erection of a part two/part three storey rear extension to an existing care home, providing 14 additional bedrooms. The yield has been reduced by 46% in line with national guidance which states that for residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data. Through the site monitoring the agent has confirmed that the permission is not currently being taken forward however, and, as such, the site has been removed from the five year land supply and moved into the unlikely category.
Former Laleham Healthcare, Central 37, Kingsclere Road	OUT	Basingstoke	75	0	0	6	67	0	0	2	73	The site meets the deliverability tests as set out in the NPPF. It benefits from outline planning permission (20/03311/OUT) for up to 75 homes, which was granted at appeal in July 2023. The proposal involves the demolition of a previous health facility (Laleham Healthcare) and redevelopment of the brownfield site to provide up to 75 homes in the form of a small block of 6 maisonettes and a larger apartment block to accommodate the remaining units. The Housing Association Vivid are taking the site forward and have responded to the site consultation with the following phasing: 6 homes in 2026/7 and 67 homes in 2027/8. They have stated that the programme is to submit a reserve application in Q4 2024 and to be onsite one year later (Q4 2025), No constraints to delivery have been identified. The proposed phasing has been accepted for land supply purposes and there is clear progress in relation to the site.
Land at Watermill Bridge, Andover Road	OUT	Wash Water	270	0	0	15	30	40	185	0	85	The greenfield site meets the deliverability tests as set out in the NPPF. It benefits from outline planning permission (23/01767/OUT) which was granted at appeal in January 2024. The proposal is for a mixed use community including up to 270 dwellings, community building, Health Centre and convenience store. The site is being progressed by Bewley Homes who have responded to the annual monitoring process with the following phasing, 15 in 2026/7, 30 in 2027/8 and 40 in 2028/9. Bewley Homes are actively taking the site forward and this phasing has been used for land supply purposes. The site meets the deliverability tests as set out in the NPPF and no constraints to development have been identified.
<b>Total Large Site Permissions</b>			<b>6611</b>	<b>450</b>	<b>445</b>	<b>492</b>	<b>688</b>	<b>539</b>	<b>3949</b>	<b>48</b>	<b>2614</b>	

Outstanding Small Site Commitments (discounted by 5% - 637 total prior to discounting)			605	202	202	201	0	0	0	0	605	Outstanding small site commitments at 1 April stands at 637 units. To ensure a robust position and as agreed at appeal, this has been discounted by 5% to account for any potential underdeliver and has been split between the next three years in line with the approach used across Hampshire.
<b>Total Sites with Planning Permission</b>												
			7216	652	647	693	688	539	3949	48	3219	
<b>Total small site windfall</b>												
			100	0	0	0	50	50	0	0	100	
<b>Allocations in the Adopted Local Plan (2011-2029) and Made Neighbourhood Plans</b>												
East of Basingstoke	ALL	Basingstoke	450	0	0	0	0	0	450	0	0	The site is allocated for approximately 450 units in the adopted Local Plan (SS3.9). The area within the boundary has the potential to deliver approximately 900 units over a longer time period. In line with adopted Local Plan policy SS3, a development brief SPD for this site and the neighbouring Redlands sites was adopted in July 2017. Hampshire County Council Member approval was secured in March 2020 to promote the site for the full 900 units and therefore release the whole site for development. The allocation of the site for 900 homes is being considered further through the Local Plan Update process and was included in the Regulation 18 consultation of the evolving Local Plan Update. HCC are now actively taking the site forward for 900 homes and have signed a Planning Performance Agreement with the LPA. The intention, as confirmed in HCC's response to the site monitoring consultation, is to submit an outline planning application by the end of 2024, and background technical studies and preapplication discussions have taken place to resolve key issues at an early stage. Public consultation events have also been held. The delivery of the site is dependent on access from the north and the contractual requirement is for this to be delivered within 6 years of the grant of OPA on the Redlands site i.e. by August 2025. HCC have submitted a detailed phasing programme which concludes that 50 homes will be completed within the plan period (2028/29). Whilst the site is likely to commence within the 5 year period, it is considered that given the size and complexity of the site that it is placed outside the 5 year period at this stage to ensure a robust land supply position.

Remainder of Manydown allocation	ALL	Basingstoke	380	0	0	0	0	0	380	0	0	The majority of the Manydown allocation now benefits from outline permission and is included as a different entry in this schedule. However, parts of the allocation are in different ownership or are not covered by the permission in place. The site known as Scrapps Hill has been retained by the landowner (Manydown Company) and has a capacity of around 80 homes. This will come forward in line with the wider phasing of the site (the access to Scrapps Hill is dependent on the access to the main site) but will contribute additional homes. It has been placed outside the 5 year land supply at this stage. A further site, known as Parcel 6A (approx. 300 homes) also formed part of the wider Manydown allocation. This site is not currently being progressed through the development management process and therefore has also been placed outside the 5 year supply at this stage.
Worting Farm	ALL	Basingstoke	104	0	37	67	0	0	0	0	104	The greenfield site meets the deliverability tests as set out in the NPPF. It forms part of the wider Manydown allocation in the Adopted Local Plan. The site is being progressed by Cala Homes. An application was submitted in October 2022 (22/02792/FUL) for 115 dwellings and associated facilities. Following further consideration the yield was updated to 104 homes and the site was granted full permission in June 2024. Through the site monitoring process Cala Homes have stated that they anticipate that 37 homes will be completed in 2025/6 with 67 homes in 2026/7. This phasing has been rounded down slightly but is generally considered suitable to use for land supply purposes. This site is being progressed and no constraints to delivery have been identified.
Remainder of Upper Cufaude Farm	ALL	Basingstoke	40	0	0	0	0	0	40	0	0	The majority of the Upper Cufaude Farm allocation now benefits from outline permission and is included as a different entry in this schedule. However, a small part of the allocation is not covered by the permission in place. This site lies separate to the majority of the allocation on the opposite side of Cufaude Lane and remains in the ownership of HCC. Croudace have a specific contractual obligation, once they have commenced on the main site, to provide utility provision to support development on this parcel of land. HCC have stated, through the monitoring consultation that the site is anticipated to come forward in 2030/31, outside the current plan period. Early site assessment work has been undertaken to identify the developability of the site and marketing is expected in 2026 to coordinate with planned progress at Upper Cufaude Farm. For the purposes of land supply, given progress to date and the response from HCC, the 40 homes have been placed outside the five year period.

Basing View	ALL	Basingstoke	300	0	0	0	0	0	300	0	0	The regeneration of Basing View (SHELAA Ref. BAS153) is being actively pursued by the borough council. This is reflected in adopted Local Plan policy SS8 which allocates approximately 300 homes to be delivered through the redevelopment of a site/sites within the employment area for a mix of uses including residential. Basing View is in a suitable location for housing development, lying in a highly accessible location with good access to public transport interchanges, town centre facilities and employment opportunities. A number of sites are being considered for a change of use or development where vacant, and an application was submitted in April 2024 for 370 homes on an existing employment site named Viewpoint (24/00930/FUL). This is currently being considered. However, given the need to ensure a robust position, the delivery of the 300 units has been placed outside of the 5 year timescale at this stage, for the purposes of land supply.
Redlands House (phase 3)	ALL	Basingstoke	15	0	0	15	0	0	0	0	15	The greenfield site meets the deliverability tests as set out in the NPPF. The wider site is allocated for approximately 165 units in the adopted Local Plan (SS3.7). Outline planning permission for up to 150 units was permitted on the majority of the site (16/02457/OUT) in September 2017. This larger part of the site is included as a commitment earlier in the schedule and is nearing completion. This entry refers to the remaining part of the allocation, Redlands House, which is being progressed as phase three of the wider development, by Bellway Homes. In terms of planning history, an application for 17 units was submitted in December 2016 (16/04727/FUL) but was withdrawn in September 2017. A further application for 15 dwellings (18/00168/FUL) was submitted in January 2018 but this was also withdrawn with the prospective developer no longer operating. A full planning application for 32 units across a wider area, including land outside the allocation, was submitted in May 2023 (23/01133/FUL). Following further consideration the site was reduced to include just the land within the allocated area. The application is due to be determined in autumn 2024. Bellway have responded to the site monitoring consultation and stated that the sites will be completed for 16 homes in 2026/7. This is considered acceptable given progress on the earlier phases. The yield will be retained at the allocation number until any permission for a higher number is granted.

Sainfoin Lane	ALL	Oakley	35	0	0	10	22	0	0	3	32	The site meets the deliverability tests as set out in the NPPF. The site is allocated for approximately 35 units under Policy 3 of the adopted Oakley and Deane Neighbourhood Plan (2011-2029). Cooper Estates Strategic Land (CESL) have purchased the site and are the sole land owner. An application for up to 32 bungalows (21/03806/OUT) was submitted in January 2022 with amended plan submitted in June 2024 to address previously highlighted issues. This is due to go to committee in winter 2024/5. Nutrient Neutrality issues had previously led to a delay in the application process but a solution has now been identified. Phillips Planning have confirmed, through the annual monitoring consultation that the site is deliverable, and anticipate delivery in 2025/6 and 2026/7. This has been pushed back one year to ensure a robust position but the rate of delivery has been used.
North West of Overton Primary School	ALL	Overton	11	0	0	0	0	11	0	0	11	The Overton Neighbourhood Plan, adopted in July 2016, allocates this site (Site A) for 11 units. A planning application for 21 homes was submitted in December 2021 (21/03805/FUL) and is awaiting determination. The outstanding issues have been proactively addressed over the intervening period and the site is now due to go to committee in winter 2024/5. No response has been received from the agent (Bell Cornwall) who are awaiting a committee resolution. The site is considered to be deliverable, meeting relevant tests and has therefore been placed in the five year supply. However, it has been pushed back towards the end of the period and only 11 homes will be counted at this stage, in line with the allocation yield.
East of Court Drove	ALL	Overton	13	0	0	0	0	0	13	0	0	The Overton Neighbourhood Plan, adopted in July 2016, allocates this site (Site B) for 14 units. The Neighbourhood Plan states that some of the site should be developed through self-build principles. An application for 12 units (18/00412/FUL) was submitted in February 2018, and was subsequently amended to 14 units. The new application was refused at Development Control committee in August 2018 and subsequently dismissed at appeal. A further planning application (19/02083/FUL) for 14 units was submitted but has been held up by the need to prove nutrient neutrality for any development. The applicant currently intends to build only one unit as impacts can be offset with land within their ownership. A reserve application (20/03397/FUL) for one self build home was approved in January 2023 and this has been included in the small site commitments, effectively reducing the total of the wider site to 13. The 13 remaining units are being held in abeyance due to the costs associated with developing the site and in

												light of this position the site continues to be placed outside the 5 year land supply at this stage.
Dances Lane	ALL	Whitchurch	15	0	0	0	0	0	0	15	0	The site is allocated for approximately 15 dwellings in the Whitchurch Neighbourhood Plan (Policy HA1) which was made in July 2017. The site remains an operational base for Thames Valley Police and is therefore not currently available. Hampshire County Council had previously stated that they anticipated Thames Valley Police to be relocating to new premises in the short term, and therefore the site was marked for disposal. However, there are now no firm plans to dispose of the site. An increase in police numbers and lack of available sites has meant that several police stations across the County that were previously marked for disposal are now to be retained. The site has therefore been removed from any disposal list for the foreseeable future. This position has been confirmed through the annual site monitoring. The site is therefore not considered to be deliverable and has been placed outside of the 5 year supply and in the unlikely column.
57 Winchester Road /Whitchurch Car Centre	ALL	Whitchurch	10	0	0	0	0	0	10	0	0	The site is allocated for approximately 10 dwellings in the Whitchurch Neighbourhood Plan (Policy HA3) which was made in July 2017. The brownfield site is currently in use as a car centre and is not available now. As such, it has been placed outside the 5 year land supply. The owners have confirmed their intention to redevelop the site for housing over the Plan period and Smith Heritage have stated, through the annual monitoring process, that the site could be delivered within the five year period (2026/7). However, there has been no progress on delivering the site and relevant deliverability tests have not been met. The issue of nutrient neutrality would also need to be considered through the application process although this should not be a restriction on development.
Coppice Road	ALL	Kingsclere	26	0	0	0	0	0	26	0	0	The site is allocated for approximately 26 dwellings in the Kingsclere Neighbourhood Plan (Policy K HA2) which was made in October 2018. Through the site monitoring consultation the agent (Stantec) has stated that there are no current or foreseeable constraints which will impact on the overall delivery of the site. As such, they anticipate the submission of an application for 26 units in 2025 to enable homes to be built out from 2026-2028. However, there are a number of notable constraints on the site which may affect

												yield and delivery, including a SINC and the need for a buffer from the woodland and brook. To enable a robust land supply position to be established, the site has been placed outside the 5 year supply and this position will be monitored.
Strokins Road	ALL	Kingsclere	14	0	0	0	0	0	14	0	0	The site is allocated for approximately 14 dwellings in the Kingsclere Neighbourhood Plan (Policy K HA3) which was made in October 2018. Through the site monitoring consultation the agent (Stantec) has stated that they intend to submit a planning application in 2025 and that the landowners remain committed to realise development on the site. As such, they anticipate the delivery of 14 units in 2026 - 2028. However, there is no clear progress at this time, no developer attached to the site and there remain technical issues to resolve. As such, to enable a robust land supply position to be established, the site remains outside of the 5 year supply and this position will continue to be monitored.
North of Harts Lane	ALL	Burghclere	15	0	0	0	0	0	15	0	0	The site is allocated for at least 15 dwellings in the Burghclere Neighbourhood Plan (Policy B2) which was made in May 2021. A planning application (22/03203/FUL) for 17 homes received planning permission in September 2023, subject to the signing of the S106. However, this remains unsigned at this stage as issues relating to the affordable housing provision are unresolved. The developer (Orchard Homes) has responded to the site monitoring consultation saying that the site has currently stalled as a result. At this stage the site has therefore been moved out of the five year supply to ensure a robust position.
Land west of Rooksfield, Ecchinswell Road	ALL	Bishops Green	15	0	0	0	0	0	15	0	0	The site is allocated for approximately 15 dwellings in the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan (Policy B2) which was made in May 2023. In terms of deliverability there is no clear progress at this time and there is no developer attached to the site. As such, to enable a robust land supply position to be established, the site has been placed outside of the 5 year supply and this position will be monitored.
South of Ecchinswell Road	ALL	Bishops Green	5	0	0	0	0	0	5	0	5	The site is allocated for approximately 5 dwellings in the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan (Policy B4) which was made in May 2023. In terms of deliverability there is no clear progress at this time and there is no developer attached to the site. As such, to enable a robust land supply position to be established, the site has been placed outside of the 5 year supply and this position will be monitored.



													designated areas for the purpose of Neighbourhood Planning. No progress has been made on developing plans for Dummer and Preston Candover.
<b>TOTAL SUPPLY</b>													
			9004	652	684	785	760	600	5457	66	3486		

Key

FUL	Full Planning Permission at 1 April 2024
OUT	Outline Planning Permission at 1 April 2024
PA	Prior Approval at 1 April 2024
ALL	Site allocation in the Local Plan (2011 - 2029) or a Made Neighbourhood Plan at 1 April 2024
U/C	Under construction at 1 April 2024
BLR/SHELAA	Site identified in Brownfield Land Register or Strategic Housing and Economic Land Availability Assessment

## Appendix 4: List of abbreviations

<b>AHHNP</b>	Ashford Hill with Headley Neighbourhood Plan
<b>ALP</b>	Adopted Basingstoke and Deane Local Plan 2011-2029
<b>AMR</b>	Authority Monitoring Report
<b>AONB</b>	Area of Outstanding Natural Beauty
<b>AQAP</b>	Air Quality Action Plan
<b>AQMA</b>	Air Quality Management Areas
<b>AWE</b>	Atomic Weapons Establishment
<b>BDBC</b>	Basingstoke and Deane Borough Council
<b>BEMP</b>	Biodiversity Enhancement and Management Plan
<b>BHL</b>	Building for a Healthy Life
<b>BLR</b>	Brownfield Land Register
<b>BNP</b>	Bramley Neighbourhood Plan
<b>BPNP</b>	Burghclere Neighbourhood Plan
<b>BRES</b>	Business Register and Employment Survey
<b>CIL</b>	Community Infrastructure Levy
<b>EA</b>	Environment Agency
<b>ENA</b>	Economic Needs Assessment
<b>ESBGNP</b>	Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan
<b>EWNP</b>	East Woodhay Neighbourhood Plan
<b>FRA</b>	Flood Risk Assessment
<b>GI</b>	Green Infrastructure
<b>GTAA</b>	Gypsy and Traveller and Travelling Showpeople Accommodation Assessment
<b>GTNA</b>	Gypsy and Traveller Needs Assessment
<b>HBIC</b>	Hampshire Biodiversity Information Centre
<b>HCC</b>	Hampshire County Council
<b>HDT</b>	Housing Delivery Test
<b>HDTAP</b>	Housing Delivery Test Action Plan
<b>IFS</b>	Infrastructure Funding Statement
<b>KNP</b>	Kingsclere Neighbourhood Plan

<b>LDS</b>	Local Development Scheme
<b>LGS</b>	Local Green Space
<b>LPA</b>	Local Planning Authority
<b>LPU</b>	Local Plan Update
<b>MWH</b>	Megawatt Hour
<b>NE</b>	Natural England
<b>NO2</b>	Nitrogen Dioxide
<b>NP</b>	Neighbourhood Plan
<b>NPPF</b>	National Planning Policy Framework
<b>OBLNP</b>	Old Basing and Lychpit Neighbourhood Plan
<b>ODNP</b>	Oakley and Deane Neighbourhood Plan
<b>ONP</b>	Overton Neighbourhood Plan
<b>ONR</b>	Office of Nuclear Regulation
<b>ONS</b>	Office for National Statistics
<b>PAYE</b>	Pay As You Earn
<b>PDL</b>	Previously Developed Land
<b>PfSH</b>	Partnership for South Hampshire
<b>PPG</b>	Planning Practice Guidance
<b>PPTS</b>	Planning Policy for Traveller Sites
<b>PV</b>	Photovoltaic
<b>RBMP</b>	River Basin Management Plan
<b>REPPIR</b>	Radiation Emergency Preparedness and Public Information Regulations
<b>RP</b>	Registered Provider
<b>RTPI</b>	Royal Town Planning Institute
<b>SAC</b>	Special Area of Conservation
<b>SFRA</b>	Strategic Flood Risk Assessment
<b>SHELAA</b>	Strategic Housing and Economic Land Availability Assessment
<b>SINC</b>	Site of Importance for Nature Conservation
<b>SM</b>	Standard Method
<b>SMBNP</b>	St Mary Bourne Neighbourhood Plan
<b>SOLNP</b>	Sherfield on Loddon Neighbourhood Plan
<b>SPA</b>	Special Protection Area

<b>SPB</b>	Settlement Policy Boundary
<b>SPD</b>	Supplementary Planning Document
<b>SSJNP</b>	Sherborne St John Neighbourhood Plan
<b>SSSI</b>	Special Site of Scientific Interest
<b>SUD</b>	Sustainable Urban Drainage
<b>TBH SPA</b>	Thames Basin Heaths Special Protection Area
<b>VDS</b>	Village Design Statement
<b>WFD</b>	Water Framework Directive
<b>WNP</b>	Whitchurch Neighbourhood Plan
<b>WSLNP</b>	Wootton St Lawrence with Ramsdell Neighbourhood Plan

## Appendix 5: Monitoring of Made Neighbourhood Plans

### Previously Monitored Neighbourhood Plans

Monitoring reports have been published for made neighbourhood plans since 2018 and these can be read on the council's website via the following link (<https://www.basingstoke.gov.uk/BD02>). Monitoring reports for 1 April 2023 to 31 March 2024 follow in this appendix for the following plans:

Bramley Neighbourhood Plan (Monitoring year 7)

Oakley and Deane Neighbourhood Plan (Monitoring year 7)

Overton Neighbourhood Plan (Monitoring year 7)

Sherborne St John Neighbourhood Plan (Monitoring year 6)

Sherfield on Loddon Neighbourhood Plan (Monitoring year 6)

St Mary Bourne Neighbourhood Plan (Monitoring year 6)

Whitchurch Neighbourhood Plan (Monitoring year 6)

Kingsclere Neighbourhood Plan (Monitoring year 5)

Old Basing and Lychpit Neighbourhood Plan (Monitoring year 5)

Wootton St Lawrence Neighbourhood Plan (Monitoring year 4)

Ashford Hill with Headley Neighbourhood Plan (Monitoring year 1)

East Woodhay Neighbourhood Plan (Monitoring year 1)

Burghclere Neighbourhood Plan (Monitoring year 1)

Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan (Monitoring year 1)

## Bramley Neighbourhood Plan (Monitoring year 7)

### Bramley Neighbourhood Plan 2011-2029

#### Monitoring Report 7: 1 April 2023-31 March 2024

##### Introduction

The Bramley Neighbourhood Plan was made (adopted) by the borough council on 30 March 2017. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives, and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Bramley Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Bramley Parish Council as the 'qualifying body' who produced the plan.**

The council published the first monitoring report on the Neighbourhood Plan in December 2018, which covered the period from 26 May 2016 (the date of adoption) to 31 March 2018. Subsequent reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This seventh monitoring report covers the period from 1 April 2023 to 31 March 2024, and identifies the position at 1 April 2024.

##### Progress against Local Plan Policy SS5

Under Policy SS5, Bramley has a requirement to deliver at least 200 homes over the Plan period. The Bramley Neighbourhood Plan does not include any site allocations due to the Local Plan Policy SS5 requirement being met through windfall development on large sites adjacent to the village's SPB.

The Local Plan site allocation Razors Farm is located within the parish but does not count towards the SS5 requirement because it is located within the Settlement Policy Boundary of Basingstoke Town.

The Local Plan identifies that certain other development can count towards the housing delivery requirement of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one of the following:

- Comprise 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy; or
- Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

In the parish, there had been 486 dwellings consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2024. These are:

*Table BNP 1: Planning consents counting towards Local Plan Policy SS5 requirement*

<b>Decision date</b>	<b>Planning reference</b>	<b>Site name</b>	<b>Number of dwellings</b>	<b>Allocation in the NP?</b>	<b>Approved before or after adoption of Neighbourhood Plan?</b>
27/03/15	14/01075/OUT,16/03524/RES, 17/04282/RES, 16/04505/RES and 15/02304/RES	Minchens Lane	200	No	Before adoption of NP
25/04/16	15/02708/OUT and 18/00099/RES	Land to the North of Sherfield Road (Strawberry Fields)	50	No	Before adoption of NP
25/05/16	15/02682/OUT and 18/00366/RES	Land adjacent to the Street	65	No	Before adoption of NP
12/10/18	18/01517/GPDOFF	The Upper Barn, Middle Barn and South Barn, Minchens Court	14	No	After adoption of NP
04/12/20	20/00319/FUL	Land at Silchester Road	12	No	After adoption of NP
29/03/23	21/03758/OUT	Stocks Farm	140 (139 net)	No	After adoption of NP
19/5/23	22/03067/FUL	Land Adjoining Clift Surgery	6	No	After adoption of NP
<b>Total</b>			<b>486</b>		

There have been 329 qualifying completions for Policy SS5, as of 31 March 2024, including 200 dwellings at Minchens Lane site (14/01075/OUT), 65 dwellings at Land adjacent to the Street (18/00366/RES), 50 dwellings at Land to the North of Sherfield Road (18/00099/RES) and 14 dwellings at The Upper Barn, Middle Barn and South Barn (18/01517/GPDOFF).

## Monitoring of the Bramley Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Bramley Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

### **Overall quantum of development within the parish of Bramley**

This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.

#### Consents:

73 gross and net new dwellings were allowed within the parish during the monitoring year at:

- Land At Upper Cufaude Farm, Cufaude Lane, Bramley (23/02003/RES) for an application for reserved matters approval of layout, landscaping, scale and appearance for the Phase 1A residential development, the spine road and associated works pursuant to outline planning permission 19/00018/OUT. 48 dwellings.
- Bramley Garage, Sherfield Road, Bramley (22/00744/FUL) for demolition of existing garage and bakery buildings, erection of a Class E commercial unit with 5 residential flats above and a pair of semi-detached residential houses, change of use of land to residential use associated with Spring Fields, change of use.
- Land Adjoining Clift Surgery, Minchens Lane, Bramley (22/03067/FUL) for formation of highway access and erection of 2no two-bed; 3no three-bed; and 1no four-bed houses with garaging, carports, landscaping, and associated works.
- Land Adjacent The Street, Bramley (23/00658/RES) for reserved matters application for the erection of 4 dwellings including appearance, landscaping, layout and scale (pursuant to outline planning application 20/01097/OUT).
- Land To The West Of Little Oak, Silchester Road, Bramley (23/01602/PIP) for permission in principle for the erection of a minimum of 1 no. and maximum of 3 no. residential dwellings.
- Cedarwood, Silchester Road, Bramley (23/00780/FUL) for erection of 1 no. 4 bed dwelling and detached garage including associated landscaping and access following demolition of existing stables/home office.
- Land Adjacent To Bramley Corner House, Bramley Corner, Bramley (23/00279/FUL) for erection of a lifetime home and garage.
- Locksbridge Farm, Cufaude Lane, Bramley (23/00690/FUL) for conversion of an existing barn into a residential dwelling.
- Land At OS Ref 463458 160065 Ash Lane, Little London (23/02766/FUL) for erection of 3no bedroom dwellinghouse on existing hard standing.
- York Cottage, Silchester Road, Bramley (23/00049/FUL) for erection of a single storey dwelling.

#### Completions:

Six dwellings were completed during the monitoring year:

- Four dwellings at Land Adjoining The Well House, Cufaude Lane, Bramley (21/02426/RES).
- One dwelling at Upper Cufaude Farm, Cufaude Lane, Bramley (19/00464/FUL).
- One dwelling at Upper Cufaude Farm, Cufaude Lane, Bramley (20/01608/ROC).

#### Refusals:

One planning application related to new dwellings was refused during the monitoring year:

- Meadow View, Sherfield Road, Bramley (23/01294/FUL) for erection of two buildings providing a total of 5 x one-bedroom flats and a 1 x two-bedroom flat, alongside gardens, parking and landscaping following the demolition of the existing detached bungalow.

### **Refusals and Appeals**

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There was one planning application refused during the monitoring year:

- Meadow View, Sherfield Road, Bramley (23/01294/FUL) for erection of two buildings providing a total of 5 x one-bedroom flats and a 1 x two-bedroom flat, alongside gardens, parking and landscaping following the demolition of the existing detached bungalow. The application was refused as the proposal would represent an overdevelopment of the site and would therefore be contrary to Sections 12 and 15 of the NPPF; Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; the aims and objectives of the Bramley Neighbourhood Plan 2011-2029; the Design and Sustainability Supplementary Planning Document; and the Landscape, Biodiversity and Trees Supplementary Planning Document. Secondly, the application was refused as it did not demonstrate that the proposal could be carried out without leading to detrimental impacts on highway safety. This is contrary to Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and Policy T2 of the Bramley Neighbourhood Plan (2011-2029). Thirdly, the application was refused as the proposal did not demonstrate it would achieve net gain for biodiversity, which is contrary to EM4 of the Basingstoke and Deane Local Plan 2011-2029; and Policy T2 of the Bramley Neighbourhood Plan (2011-2029).

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
<b>Housing</b>			
Policy H1: New Housing Development	The policy seeks to allow growth in the most sustainable locations in the parish with a spatial strategy supporting growth within the Settlement Policy Boundary and where it is in accordance with relevant Local Plan policies for development in the countryside.	To only allow development outside the SPB of Bramley in exceptional circumstances, as set out in Local Plan Policy SS6.	<p><u>Consents</u> 73 gross and net new dwellings were approved within the monitoring year. This was from 10 applications.</p> <p>There was one consent for seven dwellings within the Bramley Settlement Policy Boundary (SPB):</p> <ul style="list-style-type: none"> <li>• Bramley Garage, Sherfield Road, Bramley (22/00744/FUL) for demolition of existing garage and bakery buildings, erection of a Class E commercial unit with 5 residential flats above and a pair of semi-detached residential houses, change of use of land to residential use associated with Spring Fields, change of use of parts of residential curtilage of Spring Fields to form part of new development, associated car parking, servicing, and landscaping. The committee report found the proposal is acceptable as it accords with Policy H1 and delivers houses within the settlement boundary. The proposal is considered to deliver homes of a suitable size and design for the area.</li> </ul> <p>There was one consent for 48 dwellings within the Basingstoke Town Settlement Policy Boundary (SPB):</p> <ul style="list-style-type: none"> <li>• Land At Upper Cufaude Farm, Cufaude Lane, Bramley (23/02003/RES) for an application for reserved matters</li> </ul>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
			<p>approval of layout, landscaping, scale and appearance for the Phase 1A residential development, the spine road and associated works pursuant to outline planning permission 19/00018/OUT. The committee report finds the proposal is acceptable as it would deliver housing development on land within the Settlement Policy Boundary on an allocated site within the Basingstoke and Deane Local Plan 2011-2029, and lists Policy H1 as a reason for approval.</p> <p>There were two consents for 10 dwellings adjacent to the Bramley Settlement Policy Boundary (SPB):</p> <ul style="list-style-type: none"> <li>• Land Adjoining Clift Surgery, Minchens Lane, Bramley (22/03067/FUL) for formation of highway access and erection of 2no two-bed; 3no three-bed; and 1no four-bed houses with garaging, carports, landscaping, and associated works. The proposal is considered acceptable as though outside of the Settlement Policy Boundary, the resultant six dwellings are in a location not considered to be isolated within the countryside and will therefore be a sustainable form of development.</li> <li>• Land Adjacent The Street, Bramley (23/00658/RES) for a reserved matters application for the erection of 4 dwellings including appearance, landscaping, layout and scale (pursuant to outline planning application 20/01097/OUT). The proposal was considered acceptable and allowed at appeal as though it is considered to be in the countryside,</li> </ul>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
			<p>the local context had fundamentally changed and the site now presents as an open gap between built-up development.</p> <p>There were six consents for eight dwellings outside of any SPB:</p> <ul style="list-style-type: none"> <li>• Land To The West Of Little Oak, Silchester Road, Bramley (23/01602/PIP) for permission in principle for the erection of a minimum of 1 no. and maximum of 3 no. residential dwellings. This case officer's report notes that the scheme conflicts with Policy H1, however explains that limited weight is afforded to the Neighbourhood Plan and Local Plan Policy SS6 in light of the lack of 5-year housing land supply.</li> <li>• Cedarwood, Silchester Road, Bramley (23/00780/FUL) for erection of 1 no. 4 bed dwelling and detached garage including associated landscaping and access following demolition of existing stables/home office. The case officer's report explains that although outside of the Settlement Policy Boundary, the proposal complies with Policy SS6a) of the Local Plan as the site constitutes previously developed land. The proposal is thus acceptable with Policy H1 of the Bramley NP in principle as the development constitutes exceptional circumstances that align with Local Plan policies.</li> <li>• Land Adjacent To Bramley Corner House, Bramley Corner, Bramley (23/00279/FUL) for erection of a lifetime home and garage. The case officer's report notes that the scheme conflicts with Policy H1, however explains that limited weight</li> </ul>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
			<p>is afforded to the Neighbourhood Plan and Local Plan Policy SS6 in light of the lack of 5-year housing land supply.</p> <ul style="list-style-type: none"> <li>• Locksbridge Farm, Cufaude Lane, Bramley (23/00690/FUL) for conversion of an existing barn into a residential dwelling. The case officer's report notes that the scheme conflicts with Policy H1, however explains that limited weight is afforded to the Neighbourhood Plan and Local Plan Policy SS6 in light of the lack of 5-year housing land supply. It also outlines that the siting of the dwelling would largely accord with the established pattern of development and fit the character of the area, and as it replaces an existing building the proposal is not an isolated form of development. The benefits are thus found to outweigh conflict with Policy H1.</li> <li>• Land At OS Ref 463458 160065, Ash Lane, Little London (23/02766/FUL) for erection of 3no bedroom dwellinghouse on existing hard standing. The case officer's report notes that the scheme conflicts with Policy H1, however explains that limited weight is afforded to the Neighbourhood Plan and Local Plan Policy SS6 in light of the lack of 5-year housing land supply.</li> <li>• York Cottage, Silchester Road, Bramley (23/00049/FUL) for erection of a single storey dwelling. The case officer's report notes that the scheme conflicts with Policy H1, however explains that limited weight is afforded to the Neighbourhood Plan and Local Plan Policy SS6 in light of the lack of 5-year housing land supply.</li> </ul>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
			<p><u>Completions</u></p> <p>There were six dwelling completions within the parish during the monitoring year:</p> <ul style="list-style-type: none"> <li>• 4 x dwellings at Land Adjoining The Well House, Cufaude Lane, Bramley (21/02426/RES).</li> <li>• 1 x dwelling at Upper Cufaude Farm, Cufaude Lane, Bramley (19/00464/FUL).</li> <li>• 1 x dwelling at Upper Cufaude Farm, Cufaude Lane, Bramley (20/01608/ROC).</li> </ul>
Policy H2: Provision of Housing to meet local needs	The policy requires new housing development to demonstrate how the types of housing proposed will meet the local needs and ensure a balanced mix of housing in Bramley.	To ensure new housing development incorporates a mix of tenure and size to meet the needs of Bramley, with a particular focus upon smaller dwellings, affordable housing, and specialist care facilities.	<p><u>Consents</u></p> <p>The housing mix proposed on consented sites is as follows:</p> <ul style="list-style-type: none"> <li>• Upper Cufaude Farm, Land at Cufaude Lane, Bramley (23/02003/RES) for 30 x market 3 bed dwellings, 3 x 4 market bed dwellings, 3 x market 5 bed dwellings and 12 x affordable 3 bed dwellings. Compliance with Policy H2 was determined at outline planning application stage for the whole development.</li> <li>• Bramley Garage, Sherfield Road, Bramley (22/00744/FUL) for 3 x 1 bed and 4 x 2 bed dwellings. This complies with Policy H2.</li> <li>• Clift Surgery Land adjoining Minchens Lane, Bramley (22/03067/FUL) for 2 x 2 bed dwellings, 3 x 3 bed dwellings and 1 x four bed dwelling. This complies with Policy H2.</li> <li>• Land adjacent to The Street, Bramley (23/00658/RES) for 3 x 3 bed and 1 x 4 bed dwelling. This complies with Policy H2.</li> </ul>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
			<ul style="list-style-type: none"> <li>• Little Oak, Silchester Road, Bramley (23/01602/PIP) for 3 unknown bed size dwellings. Details will become known at Technical Details stage.</li> <li>• Cedarwood, Silchester Road, Bramley (23/00780/FUL) for 1 x 4 bed dwelling.</li> <li>• Land at Bramley Corner House, Bramley Corner, Bramley (23/00279/FUL) for 1 x 3 bed dwelling.</li> <li>• Locksbridge Farm, Cufaude Lane, Bramley (23/00690/FUL) for 1 x 2 bed dwelling.</li> <li>• OS ref 463458 160065 Land at Ash Lane, Little London (23/02766/FUL) for 1 x 3 bed dwelling.</li> <li>• York Cottage, Silchester Road, Bramley (23/00049/FUL) for 1 x 3 bed dwelling.</li> </ul>
<b>Community</b>			
Policy CVA1: Bramley Community-Valued Assets	Development should not result in the loss of or have an adverse impact on community valued assets.	To ensure development does not result in the loss of or have an adverse impact on the identified Community-Valued Assets, unless it meets the exceptional criteria set out in the policy.	<u>Consents</u> One planning application which could result in the loss of a Community Valued Asset was approved during the monitoring year: <ul style="list-style-type: none"> <li>• Bramley Garage, Sherfield Road, Bramley RG26 5AG (22/00744/FUL) for demolition of existing garage and bakery buildings, erection of a Class E commercial unit with 5 residential flats above and a pair of semi-detached residential houses, change of use of land to residential use associated with Spring Fields, change of use of parts of residential curtilage of Spring Fields to form part of new</li> </ul>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
			<p>development, associated car parking, servicing, and landscaping. This was allowed as the committee report found the community benefits of the proposal outweigh the loss of the bakery whether it is relocated or not, as the proposal provides smaller housing within the Settlement Policy Boundary to meet local need.</p> <p>There was one planning application on a Community Valued Asset within the monitoring year:</p> <ul style="list-style-type: none"> <li>• Land Adjoining Clift Surgery, Minchens Lane, Bramley (22/03067/FUL) for formation of highway access and erection of 2no two-bed; 3no three-bed; and 1no four-bed houses with garaging, carports, landscaping, and associated works. The committee report lists Policy CVA1 and finds the development would not give rise to demonstrable impacts on the amenities of the neighbouring Clift Surgery.</li> </ul> <p><u>Refusals</u> No planning applications were refused within the sites of Community Valued Assets.</p>
Policy CVA 2: Provision of new community facilities	Where planning permission is granted for development in Bramley opportunities will be taken to provide	For new development in Bramley to deliver new community facilities.	<p><u>Consents</u> No new community facilities were approved during the monitoring year.</p>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
	facilities and amenities of community value.		<u>Completions</u> No new community facilities were completed during the monitoring year.
<b>Environment and Design</b>			
Policy D1: Protecting, complementing, and enhancing the historic rural setting of Bramley	Development within and around Bramley village must protect, complement or enhance the character area(s) identified in the Bramley Character Assessment within or adjacent to which it is located.	To ensure new development permitted in Bramley Parish is of a high quality. Development in Bramley village should protect, complement, or enhance the Character Area in which it is located.	<u>Refusals</u> No planning applications were refused during the monitoring year due to non-compliance with Policy D1 or Policy D2.  <u>Building for a Healthy Life assessments</u> The council uses Building for a Healthy Life which is a scoring system based on a number of criteria to monitor design quality. Building for a Healthy Life is most appropriately used to monitor larger schemes (of 10 or more). However, no schemes (or full phases) of 10 or more units were finished during the monitoring period.
Policy D2: Design of New Development	New development within Bramley must deliver good quality design and where possible meet the criteria in the policy.		
Policy RE1: Reducing Flood Risk	Planning applications for development in Bramley which is located within areas at risk of flooding must	To ensure new development is not at risk of flooding and would not increase flooding elsewhere.	<u>Consents</u> One planning application was approved where part of the proposed development was located within flood zone 2 or 3.

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
	include mitigation measures.		<ul style="list-style-type: none"> <li>Locksbridge Farm, Cufaude Lane, Bramley (23/00690/FUL) for conversion of an existing barn into a residential dwelling. The proposal was not considered to further impact on flood risk, as it replaces an existing building and only part of the site is within Flood Zone 2.</li> </ul> <p><u>Refusals</u> No planning applications were refused during the monitoring year which were located in flood zone 2 or 3.</p> <p>One agricultural determination was considered which was located within flood zone 2 or 3:</p> <ul style="list-style-type: none"> <li>4 Cufaude Lane, Bramley (23/01808/AGPD) for removal of existing hardstanding and access and construction of hardstanding and access for agricultural purposes. It was concluded that a full planning application is required because it does not meet the criteria for General Permitted Development.</li> </ul> <p><u>Completions</u> No completions were recorded which were located within flood zone 2 or 3.</p>
Policy RE2: Protection of	Local Green Space which is designated within the	To only allow development on local	<p><u>Consents</u> No planning applications were determined on designated Local Green Space.</p>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
Local Green Space	neighbourhood plan should remain undeveloped. Development on designated Local Green Space will only be permitted in very special circumstances.	green space in very special circumstances.	<u>Completions</u> No residential development was completed on designated Local Green Space.
Policy RE3: Protection and enhancement of the natural environment	Development should mitigate any impacts to biodiversity and geodiversity.  New trees and hedgerows within new development in the parish must reinforce and reflect local biodiversity.	To ensure development does not cause significant harm to biodiversity and/or geodiversity or provides appropriate mitigation as required by policy RE3.	<u>Consents</u> Three planning applications which contain important hedgerows within or adjacent to their site boundary were determined during the monitoring year: <ul style="list-style-type: none"> <li>• Land At Upper Cufaude Farm, Cufaude Lane, Bramley (23/02003/RES) for an application for reserved matters approval of layout, landscaping, scale, and appearance for the Phase 1A residential development, the spine road and associated works pursuant to outline planning permission 19/00018/OUT. The case officer's report finds the proposal accords with Policy RE3 by conserving the biodiversity value and nature conservation interests of the site. Conditions are applied to ensure the reserved matters applications achieves minimum buffers to existing hedgerows.</li> <li>• Land Adjoining Clift Surgery, Minchens Lane, Bramley (22/03067/FUL) for formation of highway access and erection of 2no two-bed; 3no three-bed; and 1no four-bed houses with garaging, carports, landscaping, and associated</li> </ul>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
			<p>works. The case officer's report finds the proposal would meet Policy RE3 subject to suitable conditions and off-site contributions to mitigate against resultant harm to biodiversity.</p> <ul style="list-style-type: none"> <li>• Land Adjacent To Bramley Corner House, Bramley Corner, Bramley (23/00279/FUL) for erection of a lifetime home and garage. The case officer's report finds that the proposal will accord with Policy RE3 under the condition that a detailed serviced layout be submitted and approved in writing by the Local Planning Authority prior to development, to ensure protection of trees, landscape, and wildlife features / areas.</li> </ul> <p>Seven further applications for extensions, garages, solar panels, or garden buildings had hedgerows within or adjacent to their site boundary but the application was not considered to impact upon the hedgerow.</p> <p>Two planning applications which contained a tree with a Tree Preservation Order (TPO) within or adjacent to the site boundary were determined during the monitoring year:</p> <ul style="list-style-type: none"> <li>• 8 Sims Close, Bramley (23/00583/HSE) for a garage conversion. The case officer's report notes that there are TPO trees to the rear of the site, however it is not considered that the garage conversion would impact on the TPO trees given that there would be minimal external alterations.</li> </ul>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
			<ul style="list-style-type: none"> <li>• 9 Pound Close Bramley Tadley Hampshire RG26 5BL (23/01129/LDPO) for a certificate of lawfulness for the proposed erection of single storey side/rear extension. The case officer's report does not refer to the TPO for a group of trees adjacent to the site boundary.</li> </ul> <p>Two planning applications were determined during the monitoring year which contained priority habitat woodland within or adjacent to the site boundary:</p> <ul style="list-style-type: none"> <li>• Land Adjacent To Bramley National Grid Substation, Minchens Lane, Bramley (23/01315/FUL) for installation of underground cable. The case officer's report finds the complies with Policy RE3 as the joints will be positioned to prevent adverse impacts on woodland and biodiversity.</li> <li>• York Cottage, Silchester Road, Bramley (23/00049/FUL) for erection of a single storey dwelling. The case officer's report finds the proposal complies with Policy RE3 with the condition that no new lighting is installed to avoid unnecessary light levels being spilled into the woodlands.</li> </ul> <p>Two further household applications for an extension had priority habitat woodland adjacent to their site boundary, but the applications were not considered to impact upon the priority woodland.</p>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
			<u>Refusals</u> No planning applications were refused due to non-compliance with Policy RE3.
<b>Infrastructure</b>			
Policy T1: Improving the footpath and cycle way network	The development, improvement and extension of the footpath and cycleway network (in illustration 6g within the plan) will be supported to provide better connectivity within the village, safe routes, and better access to the countryside.	To ensure development improves the footpath and cycleway network.	<u>Major Planning Applications</u> One major planning application was allowed within the monitoring year: <ul style="list-style-type: none"> <li>Land At Upper Cufaude Farm, Cufaude Lane, Bramley (23/02003/RES) for an application for reserved matters approval of layout, landscaping, scale, and appearance for the Phase 1A residential development, the spine road, and associated works pursuant to outline planning permission 19/00018/OUT. The decision notice includes a condition to provide a detailed design scheme for Footpath Bramley 702 crossings in order to ensure public safety and the protection of Public Right of Way.</li> </ul>
Policy T2: Improving road safety in Bramley	Development proposals must show that they will not create a severe adverse impact on road safety at know traffic hazards (as identified in Appendix G).	To ensure development mitigates the identified road safety impacts in the locations of the main traffic hazards as per Appendix G of policy T2.	<u>Consents</u> Seven planning applications were permitted within the vicinity of traffic hazards during the monitoring year: <ul style="list-style-type: none"> <li>Bramley Garage, Sherfield Road, Bramley (22/00744/FUL) for demolition of existing garage and bakery buildings, erection of a Class E commercial unit with 5 residential flats above and a pair of semi-detached residential houses, change of use of land to residential use associated with</li> </ul>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
			<p>Spring Fields, change of use of parts of residential curtilage of Spring Fields to form part of new development, associated car parking, servicing, and landscaping. The committee report finds the proposal complies with Policy T2 as adequate parking will be provided and no adverse impacts on highway safety will be caused, under the condition that full plans for parking and access routes are provided first.</p> <ul style="list-style-type: none"> <li>• Springfields, Sherfield Road, Bramley (23/02598/HSE) for loft conversion, erection of a porch and insertion of rear dormer and internal alterations. The case officer's report finds the proposal complies with HCC Highways standing advice that it will not adversely impact highway safety.</li> <li>• Rosemary Cottage, Bramley Corner, Bramley (24/00240/HSE) for a single storey rear extension to replace existing conservatory. Assorted internal and external alterations. The case officer's report finds the proposal complies with HCC Highways standing advice that it will not adversely impact highway safety.</li> <li>• Park Gate Cottage, Bramley Corner, Bramley (23/00251/VLA) for discharge of the Section 52 agreement under BDB/24525 restricting occupancy to ancillary residential accommodation in connection with Park Gate Farmhouse. The case officer's report finds the discharge of the Section 52 agreement would not give rise to demonstrable impacts on highways or traffic hazards.</li> </ul>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
			<ul style="list-style-type: none"> <li>• Land Adjacent The Street, Bramley (23/00658/RES) for a reserved matters application for the erection of 4 dwellings including appearance, landscaping, layout and scale (pursuant to outline planning application 20/01097/OUT). The case officer's report lists Policy T2 and finds that access to the site is considered acceptable, which will not cause adverse impacts on highways safety.</li> <li>• Locksbridge Farm, Cufaude Lane, Bramley (23/00690/FUL) for conversion of an existing barn into a residential dwelling. The case officer's report lists Policy T2 and finds the access and sightlines from the existing access which the proposal will use are considered acceptable and will not cause adverse impacts on traffic safety.</li> <li>• Locksbridge Farm, Cufaude Lane, Bramley (23/00751/ROC) for variation of Condition 1 of 21/00521/FUL - Erection of 1no. dwelling and associated parking - Increased Ground and 1st Floor area and addition of carport. The case officer's report lists Policy T2 and finds the proposal will not cause adverse impacts on highway safety under the conditions that access gates are set back 6m from the adjoining highway and parking is provided before development.</li> </ul> <p>One agricultural determination was considered which was located within the vicinity of traffic hazards during the monitoring year:</p> <ul style="list-style-type: none"> <li>• 4 Cufaude Lane, Bramley (23/01808/AGPD) for removal of existing hardstanding and access and construction of</li> </ul>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
			<p>hardstanding and access for agricultural purposes. The case officer's report finds that due to insufficient information there is a potential to cause a danger to highway users, and so recommends that planning permission is required.</p> <p><u>Refusals</u>  One planning application was refused on highway grounds during the monitoring year:</p> <ul style="list-style-type: none"> <li>• Meadow View, Sherfield Road, Bramley (23/01294/FUL) for erection of two buildings providing a total of 5 x one-bedroom flats and a 1 x two-bedroom flat, alongside gardens, parking and landscaping following the demolition of the existing detached bungalow. One of the reasons for refusal was that it did not demonstrate that the proposal could be carried out without leading to detrimental impacts on highway safety. This is contrary to Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and Policy T2 of the Bramley Neighbourhood Plan (2011-2029).</li> </ul>
Policy E1: New employment development	Proposals for the development of new small businesses and for the expansion or diversification of existing businesses will be supported provided	To allow the development of small businesses and expansion or diversification of existing businesses where they accord with policy E1.	<p><u>Change of use consents for new employment development</u>  There were no change of use consents which would result in new employment development.</p> <p><u>New consents for employment floorspace</u>  There was one application approved for new employment floorspace in the monitoring year:</p>

Policy in the Bramley Neighbourhood Plan	Summary/description of the policy	Policy Target (as agreed with Bramley Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
	that the criteria in Policy E1 can be met.		<ul style="list-style-type: none"> <li data-bbox="1211 357 2051 855">• Bramley Garage, Sherfield Road, Bramley (22/00744/FUL) for demolition of existing garage and bakery buildings, erection of a Class E commercial unit with 5 residential flats above and a pair of semi-detached residential houses, change of use of land to residential use associated with Spring Fields, change of use of parts of residential curtilage of Spring Fields to form part of new development, associated car parking, servicing, and landscaping. The committee report finds the proposal complies with Policy E1 which seeks to encourage the development of new small businesses and the expansion or diversification of existing businesses, as the proposal redevelops an existing site and provides a smaller unit of commercial premises with housing.</li> </ul> <p data-bbox="1167 903 1621 932"><u>Completed employment floorspace</u></p> <p data-bbox="1167 943 1917 1010">No new employment floorspace was completed during the monitoring year.</p>

## Oakley and Deane Neighbourhood Plan (Monitoring year 7)

### Oakley and Deane Neighbourhood Plan 2011-2029

#### Monitoring Report 7: 1 April 2023-31 March 2024

##### Introduction

The Oakley and Deane Neighbourhood Plan was made (adopted) by the borough council on 26 May 2016. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives, and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Oakley and Deane Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Oakley and Deane Parish Council as the 'qualifying body' who produced the plan.**

The council published the first monitoring report on the Neighbourhood Plan in December 2018, which covered the period from 26 May 2016 (the date of adoption) to 31 March 2018. Subsequent reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This seventh monitoring report covers the period from 1 April 2023 to 31 March 2024, and identifies the position at 1 April 2024.

##### Progress against Local Plan Policy SS5

Under Policy SS5, Oakley and Deane has a requirement to deliver at least 150 homes over the Plan period. The ODNP therefore allocates five sites capable of delivering at least 150 dwellings.

In addition to homes delivered on the site allocations, the Local Plan identifies that certain other development can count towards the delivery requirement of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one of the following:

- Comprise 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy; or
- Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

In the Parish, there had been 436 dwellings consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2024. These are:

Table ODNP1: Planning consents counting towards Local Plan Policy SS5 requirement

Decision date	Planning reference	Site name	No. of dwellings	Allocation in the NP?	Approved before or after adoption of Neighbourhood Plan?
09/03/16	14/00963/OUT 17/00798/RES	Land at Beech Tree Close	85 (84 net)	Yes	Before adoption of NP
13/05/16	15/00975/FUL	Leamington Court	13	No	Before adoption of NP
09/09/16	15/04534/FUL	Brickells Yard	10	No	After adoption of NP
14/06/18	17/04240/FUL	East Oakley House	5	No	After adoption of NP
20/04/18	17/02874/OUT, 19/00352/RES and 19/00603/RES	Park Farm	48	Yes	After adoption of NP
23/10/19	18/02521/OUT	The Cottage and Land at Andover Village Hall Cottage	15	Yes	After adoption of NP
12/08/21	20/00004/OUT and 22/01021/RES	Land to the East of Station Road	110	No	After adoption of NP
28/02/23	20/01586/OUT	Land at Oakley Hall	150	Yes	After adoption of NP
<b>Total</b>			<b>436</b>		

Land at Beech Tree Close was allocated in the neighbourhood plan for 25 dwellings. However, it gained consent for 85 units via appeal before the NP was made. The consented figure of 85 dwellings counts towards the requirement of Policy SS5. Park Farm was allocated in the neighbourhood plan for 45 units, however, it has consent for 48 units. The consented figure of 48 units counts towards the requirement of Policy SS5. Land at Oakley Hall was allocated in the neighbourhood plan for 30 dwellings. However, it gained consent for 150 units after the NP was made. The consented figure of 150 units counts towards the requirement of Policy SS5.

There have been 176 qualifying completions for Policy SS5 (consisting of 48 units at Park Farm, 13 units at Leamington Court, 85 (84 net) units at Land at Beech Tree Close, 10 units at Brickells Yard, five units at East Oakley House and 16 units at Land to East of Station Road) in the parish as of 31 March 2024. The council will continue to monitor the delivery of housing in the parish.

#### Monitoring of the Oakley and Deane Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Oakley and Deane Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

<b>Overall quantum of development within the parishes of Oakley and Deane</b>
<p>This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.</p> <p><u>Consents:</u> Five gross and net new dwellings were allowed within the parish during the monitoring year at:</p> <ul style="list-style-type: none"><li>• 90 Pardown, Oakley (20/00756/FUL) for erection of 2 no. dwellings with associated parking.</li><li>• 7 St Johns Piece, Oakley (21/00002/FUL) for erection of dwelling and associated site works, following demolition of garage and outbuilding.</li><li>• Foxglove Cottage, Hill Road, Oakley (21/00966/FUL) for erection of a dwelling and single garage.</li><li>• Land At OS Ref 457832 148881, Pardown, Oakley (21/02589/OUT) for outline application for the erection of 1 no. dwelling and associated works.</li></ul> <p><u>Completions:</u> 16 dwellings were completed within the parish during the monitoring year at:</p> <ul style="list-style-type: none"><li>• 16 dwellings at Land to East of Station Road, Oakley (22/01021/RES).</li></ul> <p><u>Refusals:</u> Two planning applications related to new dwellings were refused during the monitoring year:</p> <ul style="list-style-type: none"><li>• 4 Fox Lane, Oakley (23/00419/FUL) for erection of 1no. dwelling with car parking and landscaping.</li></ul>

- Land At Rectory Road, Oakley (23/01684/FUL) for the erection of two 4-bedroom houses, together with the formation of a new access, garages, and associated landscaping.

## Refusals and Appeals

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There were six planning applications refused during the monitoring year:

- 19 Foxmoor Close, Oakley (23/00801/GPDE) for erection of a single storey rear extension with external materials to match and installation of rooflight (permitted development notification). The application was refused as the proposal falls outside of Permitted Development and a full Planning Application is required. A full planning application for this proposal was subsequently submitted and granted within the monitoring year (23/01235/HSE).
- 26 Pardown, Oakley (23/01193/GPDE) for permitted development notification of removal of existing rear extensions and formation of a replacement rear extension. The application was refused as the proposal falls outside of Permitted Development and a full Planning Application is required. A full planning application for this proposal was subsequently submitted and granted within the monitoring year (23/0162/HSE).
- 4 Fox Lane, Oakley (23/00419/FUL) for erection of 1 no. dwelling with car parking and landscaping. The application was refused as the proposal would result in unacceptable adverse impacts on the visual amenity of the area, and thus would be contrary to Section 12 of the NPPF; Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029; and Policy 13 of the Oakley and Deane Neighbourhood Plan 2011-2029 and the Oakley Village Design Statement (2004). Further to this the application was refused as insufficient information was provided to be able to adequately assess the impacts on nutrient neutrality, which is contrary to Paragraph 119 of the NPPF; Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029; the Landscape, Biodiversity and Trees Supplementary Planning Document (2018); the Water Environment Regulations 2017; and the Conservation of Habitats Species Regulations 2017.
- 59 Hunters Close, Oakley (22/03416/FUL) for change of use of land adjacent to property to Class Use C3-dwellinghouse and the erection of a single storey side/rear extension to form a single garage and workshop. Removal of a single tree and creation of new access with dropped kerb along Hunters Close. The application was refused as the proposal would result in the loss of a prominent area of landscaping and be harmful to the verdant character of the area. Further to this, the proposal was refused as the application would be visually intrusive and detrimental to the character and appearance of the host dwelling. This would be contrary to Policies EM1, EM5 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; the NPPF 2020; guidance within the Landscape,

Biodiversity and Trees Supplementary Planning Document; and the Basingstoke and Deane Design and Sustainability Supplementary Planning Document (2018).

- Land At Rectory Road, Oakley (23/01684/FUL) for the erection of two 4-bedroom houses, together with the formation of a new access, garages and associated landscaping. The application was refused as the proposed development would harm the significance of the heritage asset of Church Oakley Conservation Area and impact the wider setting of nearby Grade II\* and Grade II listed buildings. This would be in conflict with Section 16 of the NPPF 2021; Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029; Sections 3 and 7 of the Heritage Supplementary Planning Document; and the Church Oakley Conservation Area Appraisal. Further to this, the proposal would appear out of keeping with the established development pattern of development and be contrary to the NPPF; Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; and Section 4 of the Landscape, Biodiversity and Trees Supplementary Planning Document 2018. The proposal has not demonstrated that nutrient neutrality can be achieved, which is contrary to the NPPF 2021; Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029; Policy 10 of the Oakley and Deane Neighbourhood Plan 2011-2029; and the Conservation of Habitats and Species Regulations 2017. The proposal has also not supplied adequate information to fully assess the impacts on a hedgerow that would be cut into. Finally, the proposed development fails to provide an appropriate mix of dwellings, which conflicts with Policy CN3 of the Basingstoke and Deane Local Plan 2011-2029; and the Housing Supplementary Planning Document 2018. A subsequent appeal has been lodged.
- Well House, Rectory Road, Oakley (22/01827/HSE) for replacement outbuilding to create ancillary annexe (amended). The application was refused as the development would cause harm to the significance of the Grade II Listed Heritage asset and be harmful and unsympathetic to the character and appearance of the Church Oakley Conservation Area. This is in conflict with the NPPF (2021); Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029; the Design and Sustainability Supplementary Planning Document (2018); the Heritage Supplementary Planning Document (2019); and the Church Oakley Conservation Area Appraisal.

Policy in the Oakley and Deane Neighbourhood Plan:	Description of the policy	Policy Target (as agreed with Oakley and Deane Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
<b>Site allocations within the Oakley and Deane Neighbourhood Plan</b>			
Local Plan Policy SS1 (Scale and Distribution of New Housing) Policy 1 – New Housing Development Volume Policy 3 – Site allocations	Permission will be granted to new housing allocations as set out in Map 4 of the Oakley and Deane Neighbourhood Plan.	To deliver approximately 150 homes in the parish through site allocations.	Prior to the current monitoring period, it should be noted that four of the five site allocations in the Oakley and Deane Neighbourhood Plan have planning permission. These are: <ul style="list-style-type: none"> <li>• Land at Beech Tree Close (14/00963/OUT and 17/00798/RES).</li> <li>• Park Farm (17/02874/OUT, 19/00352/RES and 19/00603/RES).</li> <li>• Andover Road, also known as The Cottage and Land at Andover Village Hall (18/02521/OUT).</li> <li>• Land at Oakley Hall (20/01586/OUT).</li> </ul>
Policy 4 – Site specific requirements	Policy 4 identifies site specific requirements for each site allocation.	To secure and deliver the infrastructure identified in ODNP Policy 4.	<u>Infrastructure requirements gained via consent:</u> There were no planning applications determined on neighbourhood plan site allocations during the monitoring year.
<b>Housing</b>			
Policy 1 – New Housing Development Volume	To allow windfall development where it complies with	To deliver other new housing within the Parish where they meet the	<u>Consents</u> During the monitoring year, consent was granted for five dwellings.  Two of the five dwelling consents were located within the Settlement Policy Boundary (SPB):

Policy in the Oakley and Deane Neighbourhood Plan:	Description of the policy	Policy Target (as agreed with Oakley and Deane Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
	policies in the Development Plan.	requirements of the policies in the Local Plan and Neighbourhood Plan.	<ul style="list-style-type: none"> <li>• 7 St Johns Piece, Oakley (21/00002/FUL) for erection of dwelling and associated site works, following demolition of garage and outbuilding. The committee report notes that Policy 1 of the Neighbourhood Plan allocates land for approximately 150 dwellings in the Neighbourhood Area, and though the site is not allocated in the Neighbourhood Plan it falls within the Oakley SPB where there is a presumption in favour of sustainable development. Thus, the proposal is considered acceptable in accordance with Policy 1 and in light of the shortage in 5-year housing land supply.</li> <li>• Foxglove Cottage, Hill Road, Oakley (21/00966/FUL) for erection of a dwelling and single garage. The case officer’s report lists Policy 1 as a reason for approval. The site is within the Oakley SPB, and so the principle of development is considered acceptable.</li> </ul> <p>Three of these dwellings were located outside the SPB:</p> <ul style="list-style-type: none"> <li>• 90 Pardown, Oakley (20/00756/FUL) for erection of 2 no. dwellings with associated parking. The case officer’s report notes that the site is not one of the NP site allocations. However, the report explains that the development is acceptable in principle as limited weight is afforded to the Neighbourhood Plan and Local Plan Policies in light of the lack of 5-year housing land supply.</li> <li>• Land At OS Ref 457832 148881, Pardown, Oakley (21/02589/OUT) for outline application for the erection of 1 no. dwelling and associated works. The committee report notes that the site is not one of the NP site allocations. However, the report explains that the development is acceptable in principle as limited weight is afforded to the Neighbourhood</li> </ul>

Policy in the Oakley and Deane Neighbourhood Plan:	Description of the policy	Policy Target (as agreed with Oakley and Deane Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
			<p>Plan and Local Plan Policies in light of the lack of 5-year housing land supply and this development would mitigate against this shortfall in the absence of an up-to-date development plan.</p> <p><u>Completions</u>  16 dwellings were completed during the monitoring year. These were located adjacent to the SPB at:</p> <ul style="list-style-type: none"> <li>• 16 dwellings at Land to East of Station Road, Oakley (22/01021/RES).</li> </ul>
Policy 2 – Mix of dwellings	Delivering an appropriate mix of housing in the parish, with smaller dwellings preferred.	To ensure at least 90% of dwellings in new developments of 10 or more dwellings have fewer than four bedrooms. Of this 90%, 40 to 50% should have two bedrooms or less.	<p><u>Consents</u>  The housing mix proposed on the consented sites is as follows:</p> <ul style="list-style-type: none"> <li>• 90 Pardown, Oakley (20/00756/FUL) for 2 x 4 bed dwellings.</li> <li>• 7 St Johns Piece, Oakley (21/00002/FUL) for 1 x 2 bed dwelling.</li> <li>• Foxglove Cottage, Hill Road, Oakley (21/00966/FUL) for 1 x 3 bed dwelling.</li> <li>• Land At OS Ref 457832 148881, Pardown, Oakley (21/02589/OUT) for 1 x 4 bed dwelling.</li> </ul> <p>None of the sites are large enough to need to comply with Policy 2.</p>

Policy in the Oakley and Deane Neighbourhood Plan:	Description of the policy	Policy Target (as agreed with Oakley and Deane Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
<b>Community</b>			
Policy 5 – Protection of allotments  Policy 6 – New allotments	For development to not negatively affect the allotments.	To ensure development does not result in the loss or harm to allotments and to support the delivery of new allotments.	<u>New allotments gained via planning consents</u> There were no major planning applications consented within the monitoring year.  <u>Loss of allotments via consents</u> No planning applications were decided which were located on existing allotments.
<b>Protection and Enhancement of the Environment</b>			
Policy 7 – Protection and Enhancement of the Environment	The ODNP identifies a number of Local Green Spaces in Policy 7.	To only allow development on Local Green Space in very special circumstances.	<u>Consents</u> There were no planning applications decided within the monitoring year which were located on the Local Green Spaces identified in the neighbourhood plan.  <u>Completions</u> There were no completions on the Local Green Spaces identified in the neighbourhood plan.
Policy 8 – protection of views and vistas.	Seeks to protect the views of St	To prevent development that would harm the views and	<u>Consents</u> No planning applications were submitted within the area identified of views and vistas surrounding St Leonards Church.

Policy in the Oakley and Deane Neighbourhood Plan:	Description of the policy	Policy Target (as agreed with Oakley and Deane Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
	Leonards Church.	vistas of St Leonards Church.	<u>Completions</u> There were no completions within the area identified of views and vistas surrounding St Leonards Church.
Policy 9 – Woodlands and Trees and Rights of Way in New Developments.	ODNP requires development to incorporate new native woodlands or natural green spaces within their development.	To ensure new trees planted in new developments are native species and appropriately spaced.	<u>Consents</u> No major planning applications were granted within the monitoring year, therefore this policy was not tested.
Policy 10 - Biodiversity	Requires development proposals to ensure there is no net loss of biodiversity and where possible to provide a net gain.	No net loss of biodiversity from development proposals and where possible a net gain should be achieved.	<u>Consents</u> No major planning applications were granted within the monitoring year, therefore no biodiversity conditions were added to major applications.  <u>Refusals</u> One planning application was refused because of non-compliance with Policy 10: <ul style="list-style-type: none"> <li>• Land At Rectory Road, Oakley (23/01684/FUL) for the erection of two 4-bedroom houses, together with the formation of a new access, garages, and associated landscaping. The proposal was refused as it has not demonstrated that nutrient neutrality can be achieved. Furthermore, the proposal has not supplied adequate information to fully assess the impacts on a hedgerow that would be cut into.</li> </ul>

Policy in the Oakley and Deane Neighbourhood Plan:	Description of the policy	Policy Target (as agreed with Oakley and Deane Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
<b>Employment and Skills</b>			
Policy 11 – Protection of Employment	Supports the provision of new or improved employment space subject to it not harming local character or residential amenity to provide more employment opportunities within the Parish to enable residents to live and work locally.	To support the provision of new or improved employment floorspace.	<u>Consents and Completions</u> There were no applications or completions for new or improved employment floorspace during the monitoring year.

Policy in the Oakley and Deane Neighbourhood Plan:	Description of the policy	Policy Target (as agreed with Oakley and Deane Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
Policy 12 – Protection of Local Facilities	Supports proposals for new or additional local retail facilities provided they do not harm existing facilities, local character, or residential amenity	To support the provision of new retail facilities.	<p><u>Consents</u> No applications were consented for new or improved retail facilities during the monitoring year.</p> <p><u>Completions</u> There were no completions for new or additional retail facilities during the monitoring year.</p>
<b>Design</b>			
Policy 13 – Village and Energy Efficient Design	This policy requires development proposals (excluding Manydown) to comply with the Oakley Village Design Statement (2004) in so far as it continues	To ensure all proposals comply with the Village Design Statement.	<p><u>Consents</u> Three planning applications for new dwellings were approved within the monitoring period, all of which cited Policy 13 within the case officers report:</p> <ul style="list-style-type: none"> <li>• Foxglove Cottage, Hill Road, Oakley (21/00966/FUL) for erection of a dwelling and single garage. The case officer’s report lists Policy 13. The report finds the current design is acceptable in its proportion, roof design and materials and will not impact the character of the area.</li> <li>• 7 St Johns Piece, Oakley (21/00002/FUL) for erection of dwelling and associated site works, following demolition of garage and outbuilding. The application was approved at committee as the committee felt the</li> </ul>

Policy in the Oakley and Deane Neighbourhood Plan:	Description of the policy	Policy Target (as agreed with Oakley and Deane Parish Council)	Performance during the monitoring period (1 April 2023 to 31 March 2024)
	to be applicable under revised building and sustainability regulations.		<p>development would not harm the character of the area and therefore it complies with Policy 13.</p> <ul style="list-style-type: none"> <li>Land At OS Ref 457832 148881, Pardown, Oakley (21/02589/OUT) for an outline application for the erection of 1 no. dwelling and associated works. The committee report finds the proposal complies with Policy 13 as it would relate to the surrounding development and would not adversely impact on the character and appearance of the surrounding development.</li> </ul> <p>Policy 13 was also used in the determination of a number of smaller household applications which were granted within the monitoring period, to ensure that development proposals within the parish had regard to the Village Design Statement.</p> <p><u>Refusals</u> One planning application for new dwellings was refused during the monitoring year for non-compliance with Policy 13:</p> <ul style="list-style-type: none"> <li>4 Fox Lane, Oakley, Basingstoke (23/00419/FUL) for erection of 1no. dwelling with car parking and landscaping. The application was refused as the proposal would result in unacceptable adverse impacts on the visual amenity of the area, and thus would be contrary to Section 12 of the NPPF; Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029; and Policy 13 of the Oakley and Deane Neighbourhood Plan 2011-2029 and the Oakley Village Design Statement (2004).</li> </ul>

## Overton Neighbourhood Plan (Monitoring year 7)

### Overton Neighbourhood Plan 2016-2029

#### Monitoring Report 7: 1 April 2023-31 March 2024

##### Introduction

The Overton Neighbourhood Plan was made (adopted) by the borough council on 21 July 2016. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives, and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Overton Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Overton Parish Council as the 'qualifying body' who produced the plan.**

The council published the first monitoring report on the Neighbourhood Plan in December 2018, which covered the period from 26 May 2016 (the date of adoption) to 31 March 2018. Subsequent reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This seventh monitoring report covers the period from 1 April 2023 to 31 March 2024, and identifies the position at 1 April 2024.

##### Progress against Local Plan Policy SS5

Under Policy SS5, Overton has a requirement to deliver at least 150 homes over the Plan period. The ONP therefore allocates five sites capable of delivering at least 150 dwellings.

In addition to homes delivered on the site allocations, the Local Plan identifies that certain other development can count towards the housing delivery requirement of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one of the following:

- Comprise 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy; or
- Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

In the Parish, there had been 138 dwellings consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2024. These are:

Table ONP1: Planning consents counting towards Local Plan Policy SS5 requirement

Decision date	Planning reference	Site name	Number of dwellings	Site allocation in NP?	Approved before or after adoption of Neighbourhood Plan?
20/10/17	16/03057/OUT and 18/00348/RES	Land West of Sapley Lane	55	Yes	After adoption of NP
20/06/21	20/00789/FUL	Land Off Two Gate Lane	82	Yes	After adoption of NP
13/01/23	20/03397/FUL	Court Drove Land at Drove Court	1	Yes	After adoption of NP
<b>Total</b>			<b>138</b>		

There have been 92 qualifying completions for Policy SS5 at the Land at Sapley Lane Site (55 completions) and Land Off Two Gate Lane (37 completions) as of 31st March 2024. The Local Plan site allocation at Overton Hill is located within the Parish, however this does not count towards the Policy SS5 requirement, as it was allocated in the Local Plan.

#### Monitoring of the Overton Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Overton Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

<b>Overall quantum of development within the parish of Overton</b>
<p>This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.</p> <p><u>Consents:</u></p> <p>Six gross and net new dwellings were allowed within the parish during the monitoring year at:</p> <ul style="list-style-type: none"> <li>• 51 Waltham Road, Overton (23/00036/FUL) for erection of 2 no. 3 bed detached dwellings with subterranean carports.</li> <li>• 15 Dellands, Overton (20/00886/FUL) for erection of 1 no. 2 bed bungalow within existing garden including alterations to existing access and external alterations to existing house.</li> </ul>

- 9 Dellands, Overton (22/03302/FUL) for erection of a detached single storey dwelling.
- Land At Bramdown Farm, Overton Way, South Litchfield (22/03279/FUL) for the erection of a farmworkers dwelling, together with a detached garage and parking.
- Rowan House, 67 Winchester Street, Overton (22/02886/FUL) for change of use of workshop to C3 dwelling house and create new parking area.

Completions:

There were 37 dwelling completions in the parish within the monitoring year at:

- 37 dwellings at Land off Two Gate Lane, Overton (20/00789/FUL) for the erection of 82 dwellings.

Refusals:

One planning application related to new dwellings was refused during the monitoring year:

- 41 Kingsclere Road, Overton (22/03418/FUL) for formation of a new vehicle entrance and erection of a detached dwelling.

## **Refusals and Appeals**

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There were three planning applications refused during the monitoring year:

- 2 Highfields, Overton (24/00146/GPDE) for erection of a single storey rear/side extension (permitted development notification). The application was refused as it falls outside of Permitted Development and a Planning Application is required. A full planning application was submitted outside the monitoring year.
- 27 Pound Road, Overton (22/03123/HSE) for single storey front extension to single dwelling. Single storey outbuildings serving as garage and home office. The application was refused as the outbuilding would represent an unacceptable form of development which would be out of keeping with the established character and pattern of development in the surrounding area. This is deemed contrary to Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policy LBE1 of the Overton Neighbourhood Plan 2016-2029; and principles E3, E4 and E5 of the Design and Sustainability SPD.
- 41 Kingsclere Road, Overton (22/03418/FUL) for formation of a new vehicle entrance and erection of a detached dwelling. The application was refused as it would fail to preserve the setting of the Grade II listed building on site, 41 Kingsclere Road. This would be

contrary to Section 66 of the NPPF; Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029; and the Heritage Supplementary Planning Document. Further to this, the proposed development would lead to a cramped and contrived form of development and appear at odds with the existing street scene. This is contrary to Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; and Policy LBE1 of the Overton Neighbourhood Plan 2016-2029. A subsequent appeal has been lodged.

Two planning applications that were refused during a previous monitoring year were allowed on appeal during the monitoring year:

- 82 Foxdown, Overton (21/01898/HSE) for a first-floor extension above garage. The appeal was allowed because the proposal would not harm the living conditions of neighbouring residents at No 81 with particular regard to outlook and overshadowing. As such the development accords with policy EM10 of the Basingstoke and Deane Local Plan (2011 – 2029) (Adopted May 2016).
- The Studio, Upper Whitehill Farm, Overton (21/03503/LDEU) for an application for Certificate of Lawfulness for the continued use of first floor offices (Class B1(a)) known as The Studio contained within The Old Barn. The appeal was partly allowed. The appeal was allowed because the council's refusal to grant a certificate of lawful use or development was not well-founded in respect of the eastern room. In all other respects the appeal is dismissed.

Two planning applications that were refused during a previous monitoring year were dismissed at appeal during the monitoring year:

- 2 Dellands, Overton (21/00556/FUL) for erection of 1 no. two bed dwelling. The appeal was dismissed because the scheme would cause unacceptable harm to the living conditions of nearby residents, and the suggested conditions would not overcome these harms.
- 3 Kingsclere Road, Overton (22/01166/FUL) for erection of a replacement two storey dwelling and pool house with access from Kingsclere Road following demolition of existing bungalow. The appeal was dismissed because the proposal is contrary to the development plan as a whole. It would fail to preserve or enhance the character or appearance of the area including the conservation area, conflicting with Policy EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029 (2016), Policy LBE1 of the Overton Neighbourhood Plan 2016-2029 (2016), Heritage Supplementary Planning Document (2019), Key Design Principle SS1 and HQB 1-4 of the Basingstoke and Deane Design and Sustainability Supplementary Planning Document (2018) and the Framework.

Policy	Description of the Policy	Target (as agreed with Overton Parish Council)	Performance during the monitoring period (1 April 2023 - 31 March 2024)
<b>Design</b>			
<p>Policy LBE1: Conserving and enhancing the character of the landscape and built environment.</p>	<p>Policy LBE1 requires proposals to demonstrate where appropriate that they conserve or enhance the character of the landscape and built environment, where possible this should take into account the Village Design Statement, Conservation Area Appraisal and Building for Life Standards. The policy also strongly encourages applicants to engage with the community before and during the planning process.</p>	<p>To ensure new development conserves or enhances the character of the landscape and built environment.</p>	<p><u>Building for a Healthy Life assessments</u></p> <p>The council uses Building for a Healthy Life which is a scoring system based on a number of criteria to monitor design quality. Building for a Healthy Life is most appropriately used to monitor larger schemes (of 10 or more). However, no schemes (or full phases) of 10 or more units were finished during the monitoring period.</p> <p><u>Refusals</u></p> <p>There were two planning applications where Policy LBE1 was given as a reason for refusal during the monitoring year:</p> <ul style="list-style-type: none"> <li>• 27 Pound Road, Overton, Basingstoke (22/03123/HSE) for single storey front extension to single dwelling. Single storey outbuildings serving as garage and home office. The application was refused as the outbuilding would represent an unacceptable form of development which would be out of keeping with the established character and pattern of development in the surrounding area and contrary to Policy LBE1.</li> <li>• 41 Kingsclere Road, Overton, Basingstoke (22/03418/FUL) for formation of a new vehicle entrance and erection of a detached dwelling. The proposal was refused as it would lead to a cramped and contrived form of development and appear at odds with the existing street scene, which is contrary to Policy LBE1.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Overton Parish Council)	Performance during the monitoring period (1 April 2023 - 31 March 2024)
			<p><u>Appeals</u>            One planning application was dismissed at appeal during the monitoring year due to non-compliance with Policy LBE1:</p> <ul style="list-style-type: none"> <li>• 3 Kingsclere Road, Overton (22/01166/FUL) for erection of a replacement two storey dwelling and pool house with access from Kingsclere Road following demolition of existing bungalow. The appeal was dismissed because the proposal is contrary to the development plan as a whole. It would fail to preserve or enhance the character or appearance of the area including the conservation area, conflicting with Policy LBE1 of the Overton Neighbourhood Plan 2016-2029 (2016).</li> </ul>
<b>Housing</b>			
Policy H1: New Housing responding to the needs of local residents	The policy supports residential development in the built-up area of Overton and on-site allocations in the plan. It also requires the provision of a mix of dwelling sizes and that consideration is given to local need for affordable housing.	To provide 40% affordable housing on relevant sites of 11 or more (six or more in the AONB).  To provide a mix of dwelling sizes to respond to the needs of local residents.  (Quality of design monitored as part of Policy LBE1)	<p><u>Consents</u>            There were no affordable dwellings consented during the monitoring year.</p>

Policy	Description of the Policy	Target (as agreed with Overton Parish Council)	Performance during the monitoring period (1 April 2023 - 31 March 2024)
	The policy also requires applicants to demonstrate that consideration has been given to the guidelines set out in 'Secure by Design'.		
<p>Policy H2: Site allocations</p> <p>Policy SS1: Site allocations</p>	The policy allocates at least 150 dwellings via site allocations to meet the requirement of Local Plan Policy SS5 (Neighbourhood Planning)	To ensure at least 150 dwellings, as required by Local Plan Policy SS5 are delivered through site allocations in the Overton Neighbourhood Plan.	<p><u>Consents</u></p> <p>No neighbourhood plan site allocations were granted permission during the monitoring period.</p> <p><u>Other site allocations</u></p> <p>Three neighbourhood plan site allocations in the parish have planning permission:</p> <ul style="list-style-type: none"> <li>• Land Off Two Gate Lane, Overton (20/00789/FUL) for 82 dwellings, which is currently under construction.</li> <li>• Land at Sapley Lane (16/03057/OUT and 18/00348/RES) for 55 dwellings, which has been completed.</li> <li>• Court Drove Land at Drove Court (20/03397/FUL) for the demolition of existing outbuilding and erection of self-build detached dwelling which was approved during the previous monitoring year.</li> </ul> <p>A further application is under consideration for site B: East of Court Drove (19/02083/FUL). The application for 14 units has been held up by the need to prove nutrient neutrality. Until the nitrates issue is resolved, the applicant intends to build one unit and offset the</p>

Policy	Description of the Policy	Target (as agreed with Overton Parish Council)	Performance during the monitoring period (1 April 2023 - 31 March 2024)
			<p>impacts with land within the applicant's ownership (approved during the previous monitoring year (20/03397/FUL)).</p> <p>An application for 24 dwellings (21/03805/FUL) is also under consideration for site A: North West of Overton Primary School. This site will also need to deliver a nutrient neutrality scheme.</p>
<b>Natural Environment</b>			
Policy H3: New Housing that conserves natural resources	The policy requires that where possible, applications should be sustainable and efficiently conserve natural resources and promote biodiversity.	<p>To ensure that proposals consider best practice in energy efficiency and generation, provide appropriate landscaping and where possible they conserve or enhance biodiversity.</p> <p>(Quality of design monitored as part of Policy LBE1)</p>	<p><u>Consents</u> There were no major planning applications consented during the monitoring year.</p> <p><u>Refusals</u> There were no planning applications refused due to non-compliance with Policy H3 during the monitoring year.</p>
Policy H4: Grey water recycling and SUDs	The policy supports the use of grey water recycling and sustainable drainage systems (SUDs) wherever practical and viable.	The use of grey water recycling and utilization of SUDs will be supported, where possible.	<p><u>Consents</u> There were no major planning applications consented during the monitoring year.</p>
<b>Retail and economy</b>			

Policy	Description of the Policy	Target (as agreed with Overton Parish Council)	Performance during the monitoring period (1 April 2023 - 31 March 2024)	
Policy S1: Local shops	The policy seeks to support shops and services in the parish. This seeks to increase trade and ensure there is a wide range of goods and services available in the village.	To support the vitality and viability of local shops and services in the parish, and to prevent change of use to private dwellings.	<p><u>Consents</u></p> <p>There were no planning consents recorded which related to retail use on the High Street and Winchester Street.</p> <p><u>Change of use applications</u></p> <p>There was one planning application for change of use within the Conservation Area including the High Street or Winchester Street during the monitoring year:</p> <ul style="list-style-type: none"> <li>• Overton Methodist Church, Winchester Street, Overton (23/01488/FUL) for change of use from a church (F1(f)) to a children's day nursery (E(f)) and demolition of part of the structure to turn into gardens. The committee report lists Policy S2, and notes that the site is not currently in use as a church. The change of use is thus considered to support the vitality of the nursery.</li> </ul> <p><u>Other applications for services</u></p> <p>One application was granted during the monitoring year which related to the rural economy:</p> <ul style="list-style-type: none"> <li>• Upper Whitehill Farm, The Studio, White Hill Road, Overton (21/03503/LDEU) for an application for Certificate of Lawfulness for the continued use of first floor offices (Class B1(a)) known as The Studio contained within The Old Barn. This was allowed at appeal during the monitoring year.</li> </ul>	
Policy S2: Shops, change of use.			<b>Infrastructure</b>	
Policy L1: Development of	The policy supports new nursery schools	To deliver new nursery schools and allow the	<u>Consents</u>	

Policy	Description of the Policy	Target (as agreed with Overton Parish Council)	Performance during the monitoring period (1 April 2023 - 31 March 2024)
existing and new nursery schools.	subject to them meeting the criteria in the policy.	expansion of current nursery schools, where proposals would respect local character and do not harm residential amenity.	<p>There was one planning application approved for new nursery schools or expansions to nursery schools within the monitoring year:</p> <ul style="list-style-type: none"> <li>Overton Methodist Church, Winchester Street, Overton (23/01488/FUL) for change of use from a church (F1(f)) to a children's day nursery (E(f)) and demolition of part of the structure to turn into gardens. The committee report finds the proposal is in accordance with Policy L1, as the church is no longer in use and change of use will still provide an essential facility to help sustain and enhance the viability of the local community.</li> </ul>
Policy T1: The provision of multi-use paths is supported.	The policy supports the provision of multi-use paths in the parish. The policy states that the paths should be well signed and useable by walkers, cyclists and those with mobility scooters, wheelchairs, and prams.	To ensure new development includes multi-use paths which improve connectivity for pedestrians and cyclists.	<p><u>Consents</u></p> <p>There were no major planning applications consented during the monitoring year.</p>
Policy CS1: Community Services	The policy seeks to protect the loss of essential local services and facilities including local shops, the post office, Overton Pharmacy, public	To avoid the loss of essential local services and facilities unless certain criteria specified in Policy CS1 have been met.	<p><u>Consents</u></p> <p>There were no planning applications decided within the monitoring year which would result in the loss of essential local services and facilities.</p> <p><u>Change of use consents</u></p>

Policy	Description of the Policy	Target (as agreed with Overton Parish Council)	Performance during the monitoring period (1 April 2023 - 31 March 2024)
	houses and Beech Tree Nursing Home.		<p>No planning applications were determined for the change of use of community services to other uses during the monitoring year.</p> <p><u>Improvements or amendments to community facilities</u></p> <p>Three planning applications were approved for an improvement to a community facility:</p> <ul style="list-style-type: none"> <li>• Red Lion Inn, 37 High Street, Overton (23/00002/LDPU) for a certificate of lawfulness for the proposed use of existing function room outbuilding as additional accommodation to the public house.</li> <li>• Sapley Lane Playing Fields, Sapley Lane, Overton (23/01054/FUL) for an extension of existing car park to afford twelve parking spaces plus a disabled space and improved manoeuvring, and erection of height restriction barrier.</li> <li>• Sports Ground Pavilion, Bridge Street, Overton (23/00267/FUL) for replacement of cricket nets.</li> </ul>

## Sherborne St John Neighbourhood Plan (Monitoring year 6)

### Sherborne St John Neighbourhood Plan 2016-2029

#### Monitoring Report 6 covering the period from 1 April 2023-31 March 2024

##### Introduction

The Sherborne St John Neighbourhood Plan was first made (adopted) on the 18 May 2017. The Plan has since been modified and the updated version of the Plan was made on 16 May 2024 (which superseded the Plan made in 2017). However, for the purposes of monitoring, the first made version of the plan continues to be used for this monitoring year because the modified and updated version was made after the end of the monitoring year. The modified and updated version will be used for monitoring in future years.

The Neighbourhood Plan was developed by the local community and identifies a vision, objectives, and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Sherborne St John Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Sherborne St John Parish Council as the 'qualifying body' who produced the plan.**

The council published the first monitoring report on the Neighbourhood Plan in December 2019, which covered the period from 19 May 2017 (the date of adoption) to 31 March 2018, and the first complete monitoring year from 1 April 2018 to 31 March 2019. Subsequent reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This sixth monitoring report covers the period from 1 April 2023 to 31 March 2024, and identifies the position at 1 April 2024.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the Parish.

### Progress against Local Plan Policy SS5

Under Policy SS5, Sherborne St John has a requirement to deliver at least 10 homes over the Plan period. The Sherborne St John Neighbourhood Plan allocates one site to meet the requirement of Policy SS5.

The Local Plan identifies that certain other development can count towards the policy requirements of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one of the following:

- Comprise 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy; or
- Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

In the Parish, there had been 18 dwellings consented that qualify towards Local Plan Policy SS5 at 31<sup>st</sup> March 2024. This is:

*Table SSJ NP 1: Planning consents counting towards Local Plan Policy SS5 requirement*

<b>Decision date</b>	<b>Planning reference</b>	<b>Site name</b>	<b>Number of dwellings</b>	<b>Allocation in the NP?</b>	<b>Approved before or after adoption of Neighbourhood Plan?</b>
19 June 2018	16/04110/OUT and 19/01828/RES	Land South of Cranes Road	18	Yes	After the adoption of the Neighbourhood Plan
<b>Total</b>			<b>18</b>		

18 qualifying SS5 dwellings have been completed on the Land South of Cranes Road site. It is therefore considered that Sherborne St John have met their Policy SS5 target.

### Monitoring of the Sherborne St John Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Sherborne St John Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications can be requested by contacting the Planning Policy Team.

### Overall Quantum of development within the parish of Sherborne St John

This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.

#### Consents:

10 gross and net new dwellings were allowed within the parish during the monitoring year at:

- Bobs Farm, Vyne Road, Sherborne St John (23/00863/FUL) for erection of 9 dwellings and associated landscaping, access and car parking following the demolition of existing agricultural and B8, Storage and distribution use buildings and hardstanding.
- Land Adjoining 10 Aldermaston Road, Sherborne St John (23/00325/FUL) for erection of a detached dwelling.

#### Completions:

Four gross and three new dwellings were completed in the parish during the monitoring period:

- One dwelling at 44 Manor Road, Sherborne St John (20/00575/FUL).
- One dwelling at Bungalow at Cleeves, 4 West End, Sherborne St John (16/03511/FUL).
- One gross (zero net) dwelling at Weybrook Court, The Bungalow, Monk Sherborne Road, Sherborne St John (21/02485/FUL).
- One dwelling at Weybrook Farm, Aldermaston Road, Sherborne St John (17/02827/FUL).

#### Refusals:

No planning applications related to new dwellings were refused during the monitoring year.

### Refusals and Appeals

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There was one planning application refused during the monitoring year:

- 42A Manor Road, Sherborne St John (23/02981/HSE) for erection of bike and bin store. The application was refused as the siting of the proposal would be forwards from the principal elevation and established pattern of development in the area. This would be contrary to the NPPF 2023; Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policy SSJ2 of the

Sherborne St John Neighbourhood Plan 2011-2029; and the Basingstoke and Deane Design and Sustainability Supplementary Planning Document 2018. The application was subsequently allowed at appeal outside of the monitoring period.

One planning application that was refused during a previous monitoring year was dismissed at appeal during the monitoring year:

- Land At Hilltop, Chineham Lane, Sherborne St John (21/03708/FUL) for erection of 3no bungalows. The appeal was dismissed because there would be material harm to the strategic gap and harm to the character and appearance of the area, in conflict with Policy EM1 and EM2 of the Local Plan and Policy SSJ2 of the Sherborne St John Neighbourhood Plan 2011 – 2029.

Policy	Target (as agreed with Sherborne St John Parish Council)	Performance against target 1 April 2023 - 31 March 2024
Policy SSJ1: Delivering a mix of housing sizes to meet local needs	To ensure that at least half of the new dwellings (permitted on developments with a net increase of two or more dwellings) have two or three bedrooms.	<p><u>Consents</u></p> <p>The 10 new dwellings consented had the following housing mix:</p> <ul style="list-style-type: none"> <li>• Bobs Farm, Vyne Road, Sherborne St John (23/00863/FUL) for 1 x 2 bed dwelling, 5 x 3 bed dwellings, and 3 x 4 bed dwellings. This mix complied with Policy SSJ1.</li> <li>• Land Adjoining 10 Aldermaston Road, Sherborne St John (23/00325/FUL) for 1 x 3 bed dwelling. This site was only for one dwelling and so did not meet the threshold required by Policy SSJ1 (a net increase of two or more dwellings).</li> </ul>
Policy SSJ2: The Rural Character of the Parish	To ensure new development preserves and if possible enhances the rural character and natural assets of the Parish, including through the protection	<p><u>Consents</u></p> <p>Two planning applications which related to new dwellings were approved during the monitoring period, the case officer reports for both of these applications referred to Policy SSJ2:</p> <ul style="list-style-type: none"> <li>• Bobs Farm, Vyne Road, Sherborne St John (23/00863/FUL) for erection of 9 dwellings and associated landscaping, access and car parking following the demolition of existing agricultural and B8, Storage and distribution use buildings and hardstanding. The case officer's report considered that the proposed development would enhance the appearance of the site through the replacement of an existing large agricultural building of little historic or architectural interest, with buildings of considerably smaller scale which is in keeping with the</li> </ul>

Policy	Target (as agreed with Sherborne St John Parish Council)	Performance against target 1 April 2023 - 31 March 2024
	of open space and key views.	<p>character and appearance of the area and adjoining conservation area, in accordance with Policies EM1, EM10 and EM11 of the Local Plan.</p> <ul style="list-style-type: none"> <li>• Land Adjoining 10 Aldermaston Road, Sherborne St John (23/00325/FUL) for erection of a detached dwelling. The case officer's report finds the proposal complies with Policy SSJ2 in design terms as the design of the resultant dwelling would be of a size and scale not disproportionate to the site or its surroundings and would therefore not impact the character of the area.</li> </ul> <p>There were three planning applications relating to new buildings and annexes during the monitoring year, each of the case officer reports referenced Policy SSJ2:</p> <ul style="list-style-type: none"> <li>• 42A Manor Road, Sherborne St John (23/02430/HSE) for erection of garden room. The case officer's report finds the proposal complies with Policy SSJ2 and there would be minimal impact on the existing rural area of the parish.</li> <li>• South Vyne Lodge, Vyne Road, Sherborne St John (23/01535/FUL) for proposed garden shed. The case officer's report finds the proposal complies with Policy SSJ2 as the materials and design are considered acceptable, and the structure would thus not result in any harm to the setting and character of the parish.</li> <li>• Land On Weybrook Park Golf Club, Rooksdown Lane, Basingstoke (23/01070/RET) for retention of the installation of 2no 12m X2.4m metal storage containers for storing golf buggies overnight and a 4mx5m area of gravel hardstanding (Retrospective). The case officer's report finds the proposal complies with Policy SSJ2 under the condition that permission is temporary, as a more permanent solution of a different design would be more appropriate within the site location in the countryside.</li> </ul> <p>Policy SSJ2 was also used in the determination of a number of smaller household applications which were granted within the monitoring period.</p>

Policy	Target (as agreed with Sherborne St John Parish Council)	Performance against target 1 April 2023 - 31 March 2024
		<p><u>Refusals</u>  There was one planning application refused during the monitoring year and the decision notice referred to Policy SSJ2:</p> <ul style="list-style-type: none"> <li>42A Manor Road, Sherborne St John, Basingstoke (23/02981/HSE) for erection of bike and bin store. The application was refused as the siting of the proposal would be forwards from the principal elevation and established pattern of development in the area. This would be contrary to the NPPF 2023; Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policy SSJ2 of the Sherborne St John Neighbourhood Plan 2011-2029; and the Basingstoke and Deane Design and Sustainability Supplementary Planning Document 2018. The application was subsequently allowed at appeal outside of the monitoring period.</li> </ul> <p><u>Appeals</u>  One planning application was dismissed at appeal during the monitoring year due to non-compliance with Policy SSJ2:</p> <ul style="list-style-type: none"> <li>Land At Hilltop, Chineham Lane, Sherborne St John (21/03708/FUL) for erection of 3no bungalows. The appeal was dismissed because there would be material harm to the strategic gap and harm to the character and appearance of the area, in conflict with Policies EM1 and EM2 of the Local Plan and Policy SSJ2 of the Sherborne St John Neighbourhood Plan 2011 – 2029.</li> </ul>
Policy SSJ3: Cranes Road	To deliver new residential development at Cranes Road that complies with the	<p><u>Site allocation in the Sherborne St John Neighbourhood Plan</u>  In order to meet the requirement of Local Plan policy SS5, the Neighbourhood Plan allocated a site on land at Cranes Road for between 12 to 18 dwellings. The Settlement Policy Boundary (SPB) of Sherborne St John was revised to include the site allocation.</p>

<b>Policy</b>	<b>Target (as agreed with Sherborne St John Parish Council)</b>	<b>Performance against target 1 April 2023 - 31 March 2024</b>
	specific requirements of the policy.	<p>The outline application (16/04110/OUT) was granted in 2018 for the erection of 18 dwellings, seven of which were affordable units (39%). The reserved matters application (19/01828/RES) for the site was approved in 2019. A further reserved matters application was granted in 2020 (20/01542/RES) for the village shop.</p> <p>All of the 18 dwellings were recorded as being completed on site in the 2020/21 monitoring year and the village store was completed and opened in 2021.</p>

## Sherfield on Loddon Neighbourhood Plan (Monitoring year 6)

### Sherfield on Loddon Neighbourhood Plan 2016-2029

#### Monitoring Report 6 covering the period from 1 April 2023-31 March 2024

##### Introduction

The Sherfield on Loddon Neighbourhood Plan was made (adopted) by the borough council on 22 March 2018. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives, and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Sherfield on Loddon Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Sherfield on Loddon Parish Council as the 'qualifying body' who produced the plan.**

The council published the first monitoring report on the Neighbourhood Plan in December 2019, which covered the period from 23 March 2018 (the date of adoption) to 31 March 2018 and the first complete monitoring year from 1 April 2018 to 31 March 2019. Subsequent reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This sixth monitoring report covers the period from 1 April 2023 to 31 March 2024, and identifies the position at 1 April 2024.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the Parish.

##### Progress against Local Plan Policy SS5

Under Policy SS5, Sherfield on Loddon has a requirement to deliver at least 10 homes over the Plan period. The Sherfield on Loddon Neighbourhood Plan does not allocate any sites, however, it does include a policy that would allow a qualifying windfall site to come forward in order to meet the requirement.

The Local Plan site allocation of Redlands is located within the Parish but this does not count towards the SS5 requirement because it is located within the Settlement Policy Boundary of Basingstoke Town.

The Local Plan identifies that certain other development can count towards the policy requirements of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one of the following:

- Comprise 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy; or
- Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

In the Parish, 15 dwellings have been consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2024. This is shown on Table 1 below:

*Table SOLNP 1: Planning consents counting towards Local Plan Policy SS5 requirement*

Decision date	Planning reference	Site name	Number of dwellings	Allocation in the NP?	Approved before or after adoption of Neighbourhood Plan?
28/01/2020	17/03849/FUL	The White Hart Field adjoining Reading Road	15	No	After adoption of NP
<b>Total</b>			<b>15</b>		

As of 31 March 2024, there have been 15 qualifying completions recorded in the parish at The field adjoining the White Hart Public House site. It is therefore considered that Sherfield on Loddon have met their Policy SS5 target.

#### Monitoring of the Sherfield on Loddon Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Sherfield on Loddon Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

<b>Overall quantum of development within the parish of Sherfield on Loddon</b>
This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council. <u>Consents:</u> 63 gross and net new dwellings were allowed within the parish during the monitoring year at:

- Land At SU671 559 Reading Road, Sherfield-on-Loddon (23/00207/RES) for a reserved matters application for appearance, landscaping and scale pursuant to outline permission 21/00808/OUT for the erection of 57 dwellings including public open space, internal access, parking and landscaping (to be known as Phase 2).
- Land At OS Ref 467658 155782 Moulshay Farm, Wildmoor Lane Sherfield-on-Loddon (23/00237/FUL) for erection of 3no. dwelling houses and associated amenity space following approval of 20/01050/GPDADW & 21/00464/FUL.
- Riverside House, Wildmoor Lane, Sherfield-on-Loddon (23/00703/FUL) for erection of 1no. dwelling.
- Land At The Apple House, Wildmoor Lane, Sherfield-on-Loddon (23/02047/FUL) for erection of 1no dwelling following demolition of existing outbuilding and reinstatement of garage in its current location.
- Land At Wildmoor Farm House, Wildmoor Lane, Sherfield-on-Loddon (23/00581/FUL) for erection of 1no dwellinghouse and demolition of existing barns and stables and erection of car port and gym, stables and open fronted storage barn (alternative scheme to permission granted under 22/02969/ROC).

Completions:

There were 46 dwelling completions within the parish during the monitoring year:

- 42 dwellings at Land at Redlands, Reading Road, Sherfield-on-Loddon (19/02773/RES).
- Two dwellings at The Loddon School, Wildmoor Lane, Sherfield-on-Loddon (19/01745/FUL).
- One dwelling at Homelands, Wildmoor Lane, Sherfield-on-Loddon (21/03568/FUL).
- One dwelling at Little Bowlings, Goddards Lane, Sherfield-on-Loddon (22/00157/FUL).

Refusals:

Two planning applications related to new dwellings were refused during the monitoring year:

- Land Adjacent To The West Of Wildmoor Lane, Wildmoor Lane, Sherfield-on-Loddon (22/03300/FUL) for erection of one dwelling and associated landscaping.
- Land At Little Bowlings Farm, Goddards Lane, Sherfield-on-Loddon (23/00880/PIP) for application for Permission in Principle for the demolition of existing equestrian buildings and erection of a minimum of 3 dwellings and a maximum of 5 dwellings, and a new equestrian barn of up to 150 square metres.

## Refusals and Appeals

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There were five planning applications refused during the monitoring year:

- Carpenters Farmhouse, Goddards Lane, Sherfield-on-Loddon (22/02676/HSE) for replacement of existing domestic outbuilding with new oak-framed building to provide annexe accommodation, home office, garden workshop and mower store. The application was refused as the size, height and design of the proposed annex would fail to respect the historic form of the Grade II listed building and would be harmful and unsympathetic to the character and appearance of the Sherfield on Loddon Conservation Area. This is contrary to the NPPF (2021); Local Plan Policies EM10 and EM11; Neighbourhood Plan Policy D1; the Design and Sustainability SPD; the Heritage SPD; and the Sherfield on Loddon Conservation Area Appraisal.
- Garage Building At Sherfield Court, Reading Road, Church End, Sherfield-on-Loddon (23/01425/FUL and 23/01426/LBC) for proposed new garage door in new structural opening. Proposed removal of existing external door and installation of new internal door. Both applications were refused as the proposed works would result in a detrimental impact on the heritage asset, which is not outweighed by any public benefits. The decision notices and officer's reports for both applications find these proposals are thus contrary to Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029; Policy D1 of the Sherfield on Loddon Neighbourhood Plan 2011-2029; and Principles in the Heritage Supplementary Planning Document. The subsequent appeal for each application was allowed within the monitoring year, under the conditions that details of the design of the garage door, and a methodology and schedule for installation are supplied to the Local Planning Authority.
- Land Adjacent To The West Of Wildmoor Lane, Wildmoor Lane, Sherfield-on-Loddon (22/03300/FUL) for erection of one dwelling and associated landscaping. The application was refused as the proposal would be inappropriate residential development for a countryside location. This is contrary to Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; D1 and D2 of the Sherfield on Loddon Neighbourhood Plan; guidance in the Landscape, Biodiversity and Trees Supplementary Planning Document (2018) and the NPPF 2021. An appeal has been lodged.
- Land At Little Bowlings Farm, Goddards Lane, Sherfield-on-Loddon (23/00880/PIP) for application for Permission in Principle for the demolition of existing equestrian buildings and erection of a minimum of 3 dwellings and a maximum of 5 dwellings, and a new equestrian barn of up to 150 square metres. The application was refused as the proposal would introduce an inappropriate form of development in a countryside location, which is contrary to Sections 12 and 15 of the NPPF 2023; and Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029. Further to this, the architectural and historical significance and setting of the listed building Carpenters Farm House would be eroded with no public benefits identified to outweigh the harm. The proposal would also fail to preserve the character and appearance, and the setting of the Sherfield on Loddon Conservation Area with no public benefit

identified to outweigh the harm. This means development is contrary to Section 16 of the NPPF 2023; Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029; and the Heritage Supplementary Planning Document 2019.

One planning application that was refused during a previous monitoring year was dismissed at appeal during the monitoring year:

- Land Between The Paddocks And Ashwood Pines, Reading Road, Church End (21/00738/FUL) for erection of 1 no. new bungalow. The appeal was dismissed as the proposal is contrary to the development plan as a whole. This is because it would create an urbanising effect harming the area's open and rural distinctiveness. This would be to the detriment of the character and appearance of the local area, contrary to Policies EM1 and EM10 of the Local Plan, Policies D1 and D2 of the Sherfield on Loddon Neighbourhood Plan, the council's Design and Sustainability Supplementary Planning Document (2018) and the Framework.

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
<b>Housing</b>			
Policy H1: New Housing	Policy H1 supports new housing which is located within the SPB and on brownfield sites.	To support development within the Settlement Policy Boundary of Sherfield on Loddon.	<u>Consents</u> 63 gross and net new dwellings were consented within the parish during the monitoring year. All of these dwellings were located outside of the Sherfield on Loddon Settlement Policy Boundary (SPB): <ul style="list-style-type: none"> <li>• Land At SU671 559, Reading Road, Sherfield-on-Loddon (23/00207/RES) for a reserved matters application for appearance, landscaping, and scale pursuant to outline permission 21/00808/OUT for the erection of 57 dwellings including public open space, internal access, parking and landscaping (to be known as Phase 2). This site is within the Basingstoke SPB. The case officer's report notes that the proposal is a continuation of development on an allocated site and due to the current shortfall in the 5-</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>year land supply the proposal would offer significant social benefits and is acceptable in principle.</p> <ul style="list-style-type: none"> <li>• Land At OS Ref 467658 155782, Moulshay Farm, Wildmoor Lane Sherfield-on-Loddon (23/00237/FUL) for erection of 3no. dwelling houses and associated amenity space following approval of 20/01050/GPDADW &amp; 21/00464/FUL. The case officer's report notes that the scheme conflicts with Policy H1, however the proposal is considered acceptable in principle as limited weight is afforded to the Neighbourhood Plan and Local Plan Policy SS6 considering the lack of 5-year housing land supply.</li> <li>• Riverside House, Wildmoor Lane, Sherfield-on-Loddon (23/00703/FUL) for erection of 1no. dwelling. The case officer's report notes that the scheme conflicts with Policy H1 as the site lies outside of the SPB and does not constitute brownfield land, however the proposal is considered acceptable in principle as limited weight is afforded to the Neighbourhood Plan and Local Plan Policy SS6 considering the lack of 5-year housing land supply.</li> <li>• Land At The Apple House, Wildmoor Lane, Sherfield-on-Loddon (23/02047/FUL) for erection of 1no dwelling following demolition of existing outbuilding and reinstatement of garage in its current location. The case officer's report lists Policy H1 and explains the site is considered within the built-up area of Sherfield-on-Loddon, albeit not falling within a defined policy boundary. The report notes a previously approved application (22/00879/FUL) on the site and finds that as the proposed development will have similar or less impact, it is acceptable in principle.</li> <li>• Land At Wildmoor Farm House, Wildmoor Lane, Sherfield-on-Loddon (23/00581/FUL) for erection of 1no dwellinghouse and demolition of</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>existing barns and stables and erection of car port and gym, stables and open fronted storage barn (alternative scheme to permission granted under 22/02969/ROC). The case officer's report finds that the application site is outside of the settlement boundary and conflicts with Policy H1. However, it notes that though it is not set out in the policy, the supporting text does envisage the use of redundant agricultural buildings for residential conversion if such new uses would have minimal impact on the landscape. As the development would not have considerable harm on the character or landscape of the area it is considered acceptable in principle.</p> <p><u>Completions</u>  There were 46 new dwellings completed within the parish during the monitoring year:</p> <ul style="list-style-type: none"> <li>• 42 dwellings at Land at Redlands, Reading Road, Sherfield-on-Loddon (19/02773/RES).</li> <li>• Two dwellings at The Loddon School, Wildmoor Lane, Sherfield-on-Loddon (19/01745/FUL).</li> <li>• One dwelling at Homelands, Wildmoor Lane, Sherfield-on-Loddon (21/03568/FUL).</li> <li>• One dwelling at Little Bowlings, Goddards Lane, Sherfield-on-Loddon (22/00157/FUL).</li> </ul> <p><u>Refusals</u>  During the monitoring year, two planning applications for new dwellings were refused, these were at:</p>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<ul style="list-style-type: none"> <li>• Land Adjacent To The West Of Wildmoor Lane, Wildmoor Lane, Sherfield-on-Loddon (22/03300/FUL) for erection of one dwelling and associated landscaping.</li> <li>• Land At Little Bowlings Farm, Goddards Lane, Sherfield-on-Loddon (23/00880/PIP) for application for Permission in Principle for the demolition of existing equestrian buildings and erection of a minimum of 3 dwellings and a maximum of 5 dwellings, and a new equestrian barn of up to 150 square metres.</li> </ul> <p>One planning application for a new dwelling that was refused during a previous monitoring year was dismissed at appeal during the monitoring year:</p> <ul style="list-style-type: none"> <li>• Land Between The Paddocks And Ashwood Pines, Reading Road, Church End (21/00738/FUL) for erection of 1 no. new bungalow.</li> </ul>
Policy H2: New housing to meet the requirement of Local Plan Policy SS5	The policy supports new development which would be in accordance with Policy SS5.	To ensure at least 10 dwellings are delivered on qualifying sites in Sherfield on Loddon, as required by Local Plan Policy SS5.	<p><u>Consents for Policy SS5</u></p> <p>Policy H2 of the SOL NP specifically relates to Policy SS5 of the Local Plan which requires at least 10 dwellings to be delivered in the parish of Sherfield on Loddon.</p> <p>Paragraph 6.2.14 clarifies the criteria for a site to qualify under Policy SS5 including requirements for the size and location of the site.</p> <p>One development proposal was approved in November 2019 which would meet the requirement for at least 10 dwellings within the parish. This is the site for 15 new dwellings at The White Hart field adjoining Reading Road (17/03849/FUL) which is outside of but adjacent to the SPB. These dwellings were completed</p>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			during the previous monitoring year. It is therefore considered that the Policy SS5 requirement for Sherfield on Loddon has been met.
Policy H3: Provision of housing to meet local needs	Requires planning applications to demonstrate how they will contribute to a balanced mix of housing within the parish, with affordable housing tenure prioritised for those with a local connection.	To ensure new housing development incorporates a mix of tenure and size to meet the needs of Sherfield on Loddon, with a particular focus upon smaller dwellings and affordable housing.	<p><u>Housing mix from planning consents</u></p> <p>The 63 dwellings consented during the monitoring year had the following housing mix:</p> <ul style="list-style-type: none"> <li>• Land At SU671 559, Reading Road, Sherfield-on-Loddon (23/00207/RES) for 5 x 1 bed dwellings, 17 x 2 bed dwellings, 24 x 3 bed dwellings, and 11 x 4 bed dwellings. This site would therefore mainly provide smaller dwellings in line with Policy H3.</li> <li>• Land At OS Ref 467658 155782, Moulshay Farm, Wildmoor Lane Sherfield-on-Loddon (23/00237/FUL) for 3 x 4 bed dwellings, this is not in line with Policy H3.</li> <li>• Riverside House, Wildmoor Lane, Sherfield-on-Loddon (23/00703/FUL) for 1 x 3 bed dwelling, which is a smaller dwelling in line with Policy H3.</li> <li>• Land At The Apple House, Wildmoor Lane, Sherfield-on-Loddon (23/02047/FUL) for 1 x 4 bed dwelling, this is not in line with Policy H3.</li> <li>• Land At Wildmoor Farm House, Wildmoor Lane, Sherfield-on-Loddon (23/00581/FUL) for 1 x 5 bed dwelling, this is not in line with Policy H3.</li> </ul>
<b>The Historic Environment</b>			
Policy D1: Preserving and enhancing the	Requires development proposals to	To ensure that development in Sherfield on	<p><u>Consents</u></p> <p>There were five applications for new dwellings within the monitoring year. The case officer reports for all of these applications made reference to Policy D1:</p>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
historic character and rural setting of Sherfield on Loddon	demonstrate how they would conserve or enhance the relevant character areas in the Sherfield on Loddon Character Assessment. These relate to a number of specific features such as scale, density and materials.	Loddon protects, complements or enhances the Character Area in which it is located.	<ul style="list-style-type: none"> <li>• Land At SU671 559 Reading Road, Sherfield-on-Loddon (23/00207/RES) for reserved matters application for appearance, landscaping and scale pursuant to outline permission 21/00808/OUT for the erection of 57 dwellings including public open space, internal access, parking and landscaping (to be known as Phase 2). The case officer's lists Policy D1 and states that the proposal would preserve the character and appearance of the setting of the Church of St Leonard listed building. The proposal also accords with Policy EM11 of the Local Plan and the NPPF.</li> <li>• Land At OS Ref 467658 155782 Moulshay Farm, Wildmoor Lane, Sherfield-on-Loddon (23/00237/FUL) for erection of 3no. dwelling houses and associated amenity space following approval of 20/01050/GPDADW &amp; 21/00464/FUL. The case officer's report finds the proposal complies with Policy D1 as the development would represent a high level of design that would respond positively to the local landscape and local distinctiveness.</li> <li>• Land At The Apple House, Wildmoor Lane, Sherfield-on-Loddon (23/02047/FUL) for erection of 1no dwelling following demolition of existing outbuilding and reinstatement of garage in its current location. The case officer's report finds the application complies with Policy D1 as the proposed design and siting of the dwelling would preserve the setting and character of the area.</li> <li>• Land At Wildmoor Farm House, Wildmoor Lane, Sherfield-on-Loddon (23/00581/FUL) for erection of 1no dwellinghouse and demolition of existing barns and stables and erection of car port and gym, stables and open fronted storage barn (alternative scheme to permission granted under 22/02969/ROC). The case officer's report finds that the proposed</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>amendments comply with Policy D1 as the materials, design, and siting of the proposal are in accordance with the character of the area.</p> <ul style="list-style-type: none"> <li>Riverside House, Wildmoor Lane, Sherfield-on-Loddon (23/00703/FUL) for erection of 1no. dwelling. The case officer's report finds the proposal complies with Policy D1 as the development would represent a high level of design that would respond positively to the local landscape and local distinctiveness.</li> </ul> <p>Policy D1 was also used in the determination of a number of smaller household applications which were granted within the monitoring period to ensure that development proposals within the parish preserve and enhance the historic character and rural setting of the area.</p> <p><u>Refusals</u></p> <p>During the monitoring period there were four planning applications refused due to non-compliance with Policy D1:</p> <ul style="list-style-type: none"> <li>Garage Building At Sherfield Court, Reading Road, Church End, Sherfield-on-Loddon (23/01425/FUL and 23/01426/LBC) for proposed new garage door in new structural opening. Proposed removal of existing external door and installation of new internal door. Both applications were refused as the proposed works would result in a detrimental impact on the heritage asset, which is not outweighed by any public benefits. These applications were thus both deemed contrary to Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029; Policy D1 of the Sherfield on Loddon Neighbourhood Plan 2011-2029; and Principles in the Heritage Supplementary Planning</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>Document. The subsequent appeal was allowed within the monitoring year, under the conditions that details of the design of the garage door, and a methodology and schedule for installation are supplied to the Local Planning Authority.</p> <ul style="list-style-type: none"> <li>• Carpenters Farmhouse, Goddards Lane, Sherfield-on-Loddon (22/02676/HSE) for replacement of existing domestic outbuilding with new oak-framed building to provide annexe accommodation, home office, garden workshop and mower store. The application was refused as the development is considered to replace and create a detached structure of generous bulk with modern details which is not of sympathetic design and would adversely impact the heritage of the Grade II listed building on site, contrary to Policy D1.</li> <li>• Land Adjacent To The West Of Wildmoor Lane, Wildmoor Lane, Sherfield-on-Loddon (22/03300/FUL) for erection of one dwelling and associated landscaping. The application was refused as the proposed development would result in an adverse impact on the local character of the area resulting in an urbanising effect on the local countryside, which is contrary to Policy D1.</li> </ul> <p><u>Appeals</u></p> <p>One planning application was dismissed at appeal during the monitoring year due to non-compliance with Policy D1:</p> <ul style="list-style-type: none"> <li>• Land Between The Paddocks And Ashwood Pines, Reading Road, Church End (21/00738/FUL) for erection of 1 no. new bungalow. The appeal was dismissed as the proposal is contrary to the development plan as a whole.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>This is because it would create an urbanising effect harming the area's open and rural distinctiveness. This would be to the detriment of the character and appearance of the local area, contrary to Policies EM1 and EM10 of the Local Plan, Policies D1 and D2 of the Sherfield on Loddon Neighbourhood Plan, the council's Design and Sustainability Supplementary Planning Document (2018) and the Framework.</p>
<b>Design</b>			
<p>Policy D2: Design of new development</p>	<p>Requires all new development in the parish to deliver good design. There are a number of key criteria identified which relate to relationship with open space, car parking and the retention of trees and hedges.</p>	<p>To ensure new development permitted in Sherfield on Loddon Parish is of a high design quality.</p>	<p><u>Consents</u> There were five applications for new dwellings within the monitoring year. The case officer reports for all of these applications made reference to Policy D2:</p> <ul style="list-style-type: none"> <li>• Land At SU671 559 Reading Road, Sherfield-on-Loddon (23/00207/RES) for reserved matters application for appearance, landscaping, and scale pursuant to outline permission 21/00808/OUT for the erection of 57 dwellings including public open space, internal access, parking and landscaping (to be known as Phase 2). The case officer's report finds the proposal complies with Policy D2 as the individual dwellings and their relative siting would give rise to an acceptable form of development with respect to 'appearance'.</li> <li>• Land At OS Ref 467658 155782 Moulshay Farm, Wildmoor Lane, Sherfield-on-Loddon (23/00237/FUL) for erection of 3no. dwelling houses and associated amenity space following approval of 20/01050/GPDADW &amp; 21/00464/FUL. The case officer's report finds the proposal complies with Policy D2 as the development would represent a high level of design that would respond positively to the local landscape.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<ul style="list-style-type: none"> <li>• Land At The Apple House, Wildmoor Lane, Sherfield-on-Loddon (23/02047/FUL) for erection of 1no dwelling following demolition of existing outbuilding and reinstatement of garage in its current location. The case officer's report finds the proposal complies with Policy D2 as the development would not present any significant harm to the amenities of the neighbouring properties.</li> <li>• Land At Wildmoor Farm House, Wildmoor Lane, Sherfield-on-Loddon (23/00581/FUL) for erection of 1no dwellinghouse and demolition of existing barns and stables and erection of car port and gym, stables and open fronted storage barn (alternative scheme to permission granted under 22/02969/ROC). The case officer's report finds the proposal complies with Policy D2 as the design of the development ensures the building blends into and matches the character of the surrounding landscape.</li> <li>• Riverside House, Wildmoor Lane, Sherfield-on-Loddon (23/00703/FUL) for erection of 1no. dwelling. The case officer's report finds the proposal complies with Policy D2 as resultant impacts on the landscape are successfully mitigated through an appropriately designed scheme, which protects and maintains the integrity of the surrounding rural area.</li> </ul> <p>Policy D2 was also used in the determination of a number of smaller household applications which were granted within the monitoring period to ensure that development proposals deliver good design.</p> <p><u>Refusals</u></p>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>During the monitoring period one planning application was refused for non-compliance with Policy D2:</p> <ul style="list-style-type: none"> <li>Land Adjacent To The West Of Wildmoor Lane, Wildmoor Lane, Sherfield-on-Loddon (22/03300/FUL) for erection of one dwelling and associated landscaping. The application was refused as the proposal would be inappropriate residential development for a countryside location. This is contrary to Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; D1 and D2 of the Sherfield on Loddon Neighbourhood Plan; guidance in the Landscape, Biodiversity and Trees Supplementary Planning Document (2018) and the NPPF 2021. An appeal has been lodged.</li> </ul> <p><u>Appeals</u></p> <p>One planning application was dismissed at appeal during the monitoring year due to non-compliance with Policy D1:</p> <ul style="list-style-type: none"> <li>Land Between The Paddocks And Ashwood Pines, Reading Road, Church End (21/00738/FUL) for erection of 1 no. new bungalow. The appeal was dismissed as the proposal is contrary to the development plan as a whole. This is because it would create an urbanising effect harming the area's open and rural distinctiveness. This would be to the detriment of the character and appearance of the local area, contrary to Policies EM1 and EM10 of the Local Plan, Policies D1 and D2 of the Sherfield on Loddon Neighbourhood Plan, the council's Design and Sustainability Supplementary Planning Document (2018) and the Framework.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p><u>Building for a Healthy Life assessment</u>            Building for a Healthy Life assessments are used to monitor the design and master planning of whole schemes or phases of major planning applications. Building for a Healthy Life uses a scoring system against a number of specific indicators relating to factors such as accessibility and character. Building for a Healthy Life is most appropriately used to monitor larger schemes (of 10 or more units). However, no schemes (or full phases) of 10 or more units were completed during the monitoring period.</p>
<b>The Natural Environment</b>			
Policy G1: Protection and enhancement of the natural environment	Requires development proposals to conserve and enhance the natural environment	To conserve and enhance the natural environment by protecting designated nature conservation sites and ensuring development provides a net gain in biodiversity where possible.	<p><u>Consents</u>            No planning applications were submitted during the monitoring period which were located on any Sites of Importance for Nature Conservation (SINCs).</p>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
Policy G2: Protection and enhancement of Local Green Spaces	To protect specific Local Green Spaces identified within the neighbourhood plan to ensure development does not encroach on or adversely affect these designated Local Green Spaces.	To only allow development on local green space in very special circumstances.	<u>Consents</u> No planning applications were submitted which were located on Local Green Spaces.
Policy G3: Reducing Flood Risk	To ensure developments that are at risk of flooding include appropriate mitigation measures giving particular priority to the use of sustainable	To ensure new development is not at risk of flooding and would not increase the risk of flooding elsewhere.	<u>Consents</u> Two planning applications were granted where the perimeter of the site was within Flood Zone 2, but the proposed development was outside of the flood zones: <ul style="list-style-type: none"> <li>• 7 Willow Way, Sherfield on Loddon, (23/02359/HSE) for two storey side extension. The case officer's report finds that given the scale of proposed development, the proposal is unlikely to overload the capacity of the existing drainage system and is considered acceptable.</li> <li>• Riverside House, Wildmoor Lane, Sherfield on Loddon (23/00703/FUL) for Erection of 1no. dwelling. The case officer's report explains that Environment Agency Flood Risk Maps position the site within Flood Zone 1 giving the site a low risk of flooding. As the site area sits under 0.1ha a</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
	drainage systems.		<p>flood risk assessment is thus not required, and further details on proposed drainage can be secured via condition.</p> <p><u>Refusals</u> No planning applications were refused on the grounds of flooding during the monitoring period.</p>
<b>Infrastructure</b>			
Policy T1: Improving and enhancing the footpath network	Ensures that development proposals retain and protect existing	To ensure development improves and extends the footpath and cycleway network.	<p><u>Consents</u> One major planning application was allowed within the monitoring year:</p> <ul style="list-style-type: none"> <li>Land At SU671 559 Reading Road, Sherfield-on-Loddon (23/00207/RES) for reserved matters application for appearance, landscaping and scale pursuant to outline permission 21/00808/OUT for the erection of 57 dwellings including public open space, internal access, parking and landscaping (to be known as Phase 2). The decision notice includes a condition that no dwelling shall be occupied until the footpath connection to the Public Right of Way to the south of the site has been delivered. To ensure connections throughout the wider site are delivered for future occupants. A further condition requires the development to be carried out in accordance with the Refuse and Cycle Strategy.</li> </ul>
Policy T2: Creating a cycle network	footpaths. Where possible, footpaths should be extended to improve connectivity throughout the parish.		
Policy T3: Improving road safety in	Seeks to ensure that development proposals will not have an adverse	To ensure development does not have a severe adverse	<p><u>Consents</u> No planning applications were approved within the vicinity of one of the traffic hazards in Figure 6.20 of Annex D of the Neighbourhood Plan during the monitoring year.</p>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
Sherfield on Loddon	impact on road safety at known traffic hazards which have been identified in Figure 6.20 and Annex D of the Neighbourhood Plan.	impact upon road safety in the locations of the main traffic hazards as per Figure 6-20 and Annex D of policy T3.	
<b>Community Facilities</b>			
Policy CF1: Local Community-Valued Assets and Facilities	Seeks to retain Community Valued Assets and Facilities or those in the Register of Assets of Community Value unless it can be demonstrated that the loss of facility can be acceptable.	To ensure development does not result in the loss of or have an adverse impact on the identified Community-Valued Assets, unless it meets the exceptional criteria set out in the policy.	<p><u>Consents</u></p> <p>One planning application was granted consent pertaining to a Community Valued Asset during the monitoring period:</p> <ul style="list-style-type: none"> <li>St Leonards Church, Reading Road, Church End, Sherfield-on-Loddon (23/02958/FUL) for erection of standalone wooden garden shed. The case officer's report finds that due to the design and siting of the shed there will be no impact to the importance or significance of the Listed Building and it would not dominate or compete with the host building, or harm the character of the street scene.</li> </ul> <p>One planning application was granted on a community facility during the monitoring period:</p> <ul style="list-style-type: none"> <li>Pavilion, Bramley Road, Sherfield-on-Loddon (22/01808/FUL) for erection of wooden pavilion following demolition of existing. The case officer's report refers to Policy CF1 and states that the proposals would retain a</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			community facility resulting in the enhancement and usability of the facility following its replacement with a useable building.
Policy CF2: Provision of new community facilities	Supports development proposals which provide new community facilities or applications which improve or support existing community facilities.	To provide new facilities or improve existing community facilities where possible.	<p><u>Consents</u> There was one planning application for a replacement community facility during the monitoring year:</p> <ul style="list-style-type: none"> <li>• Pavilion, Bramley Road, Sherfield-on-Loddon (22/01808/FUL) for erection of wooden pavilion following demolition of existing. The case officer report notes that the pavilion will provide changing rooms, toilets and shower facilities. The proposal would retain a community facility resulting in the enhancement and usability of the facility following its replacement with a useable building.</li> </ul> <p><u>Funds for new facilities or enhancements</u> There was one major consent within the monitoring year:</p> <ul style="list-style-type: none"> <li>• Land At SU671 559 Reading Road, Sherfield-on-Loddon (23/00207/RES) for reserved matters application for appearance, landscaping and scale pursuant to outline permission 21/00808/OUT for the erection of 57 dwellings including public open space, internal access, parking and landscaping (to be known as Phase 2). The case officer's report notes that contributions have been secured via the S106 agreement. The proposed development therefore accords with adopted policies and guidance.</li> </ul>
<b>Employment</b>			

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
Policy E1: New employment development	The policy seeks to allow the development of new small local businesses and for the diversification of existing businesses in the parish to expand subject to minimal adverse impacts.	To allow the development of small businesses and the expansion or diversification of existing businesses where they accord with policy E1.	<p><u>Consents</u> There were no planning applications for new employment space during the monitoring period.</p> <p><u>Completions</u> No employment space was completed during the monitoring period.</p>
Policy C1: Enabling fibre optic and telecommunications connections	The policy seeks to ensure that new developments demonstrate how they will achieve a fibre optic connection.	To ensure new housing development has ducting to enable fibre optic connections.	<p><u>Consents</u> There was one major consent within the monitoring year:</p> <ul style="list-style-type: none"> <li>Land At SU671 559 Reading Road, Sherfield-on-Loddon (23/00207/RES) for reserved matters application for appearance, landscaping and scale pursuant to outline permission 21/00808/OUT for the erection of 57 dwellings including public open space, internal access, parking and landscaping (to be known as Phase 2). At the outline stage (determined at appeal prior to the neighbourhood plan being made), the appeal decision stated that the development complied with Local Plan Policy CN6 (Infrastructure). A Utilities Statement is provided with the application, which states that service corridors are provided throughout the scheme. This is a reserved matters application for appearance, landscaping and</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			scale only, and does not seek approval for details regarding fibre optic connectivity and ducting.

## St Mary Bourne Neighbourhood Plan (Monitoring year 6)

### St Mary Bourne Neighbourhood Plan 2016-2029

#### Monitoring Report 6 covering the period from 1 April 2023-31 March 2024

##### Introduction

The St Mary Bourne Neighbourhood Plan was made (adopted) by the borough council on 22 March 2018. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives, and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with St Mary Bourne Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and St Mary Bourne Parish Council as the 'qualifying body' who produced the plan.**

The council published the first monitoring report on the Neighbourhood Plan in December 2019, which covered the period from 23 March 2018 (the date of adoption) to 31 March 2018 and the first complete monitoring year from 1 April 2018 to 31 March 2019. Subsequent reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This sixth monitoring report covers the period from 1 April 2023 to 31 March 2024, and identifies the position at 1 April 2024.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the Parish.

##### Progress against Local Plan Policy SS5

Under Policy SS5, St Mary Bourne has a requirement to deliver at least 10 homes over the Plan period.

The Local Plan identifies that certain windfall development can count towards the policy requirements of SS5. For a planning permission to qualify for the policy SS5 requirements it must have been granted since the adoption of the Local Plan in 2011 and meet one of the following:

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

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

In the Parish, the following dwellings had been consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2024. These are:

*Table SMB NP 1: Planning consents counting towards Local Plan Policy SS5 requirement*

Decision date	Planning reference	Site name	Number of dwellings	Allocation in the NP?	Approved before or after adoption of Neighbourhood Plan?
14 July 2015	14/02936/FUL	Bells Field	11	No	Before the adoption of the Neighbourhood Plan
<b>Total</b>			<b>11</b>		

As of 31 March 2024, all 11 dwellings have been completed. The requirements of Policy SS5 have therefore been met.

#### Monitoring of the St Mary Bourne Neighbourhood Plan

This proforma should be read conjunction with the St Mary Bourne Neighbourhood Plan. The performance summary below is designed to provide a summary of how the neighbourhood plan is performing, and further detail about the policy requirements found in the neighbourhood plan. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

<b>Overall quantum of development within the Parish of St Mary Bourne</b>
<p>This section outlines the new development consented within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.</p> <p><u>Consents:</u></p> <p>Eight gross and six net new dwellings were allowed within the parish during the monitoring year at:</p> <ul style="list-style-type: none"> <li>• Breach Farm House Land at Egbury Road, St Mary Bourne (19/02536/FUL) for the erection of three detached dwellings.</li> <li>• Land Adjacent to Bourne Valley Inn, Upper Link, St Mary Bourne (21/02050/FUL) for erection of 2 no. dwellings, with associated access, parking, turning, landscaping, and private amenity space.</li> </ul>

- Bourne Court, The Cottage, Upper Link, St Mary Bourne (23/01956/FUL) for change of use of ancillary annexe to separate dwelling.
- Medhurst, Stoke Lane, St Mary Bourne (23/02465/FUL) for a replacement dwelling.
- The White Cottage, Binley Bottom, Binley (22/03010/FUL) for erection of a replacement dwelling following demolition of existing.

Completions:

Six dwellings were completed within the monitoring year:

- Four dwellings at Rowe Farm, Gangbridge Lane, St Mary Bourne (20/00028/FUL).
- One dwelling at Lower Wyke Farm, Lower Wyke, St Mary Bourne (19/02300/FUL).
- One dwelling at Stubbs House (formerly Highfield Farm), Binley Bottom, Binley (20/02554/FUL).

Refusals:

One planning application related to new dwellings was refused during the monitoring year:

- Coronation Cottages, Upper Wyke Lane, St Mary Bourne (23/00143/FUL) for demolition of 1 and 2 Coronation Cottages and erection of two replacement dwellings; with associated garaging, parking, turning, landscaping, private amenity space and access.

**Refusals and Appeals**

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There were two planning applications refused during the monitoring year:

- Coronation Cottages, Upper Wyke Lane, St Mary Bourne (23/00143/FUL) for demolition of 1 and 2 Coronation Cottages and erection of two replacement dwellings; with associated garaging, parking, turning, landscaping, private amenity space and access. The application was refused for development in relation to Plot B as the amount and form of the development would introduce inappropriate residential development into a countryside location and fail to integrate with the local landscape. This is contrary to Policies SS1, EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policies EP5 and P7 of the St Mary Bourne Neighbourhood Plan 2016-2029; guidance within the Landscape, Biodiversity, and Trees Supplementary Document (2018); the Design and Sustainability Supplementary Planning Document (2018) and the NPPF 2023. Further to this, the proposed replacement and displacement of residential form would partially erode surrounding farmland area and result in the partial loss of hedgerow, without sufficient information to demonstrate no significant harm to biodiversity. This is contrary to NPPF 2023; Policies

EM1 and EM4 of the Basingstoke and Deane Local Plan 2011-2029; and guidance contained within the Landscape, Biodiversity and Trees Supplementary Planning Document (2018).

- Green Pastures Breach Farm, Egbury Road, St Mary Bourne (23/01946/LDEU) for Certificate of Lawfulness for the existing use of barn and associated land as an ancillary residential use. The application was refused due to insufficient evidence to demonstrate that the application site and barn have been used as ancillary residential use to Green Pastures for a continuous period of 10 years prior to the date stated on the application form.

Policy	Description of policy	Target (as agreed with St Mary Bourne Parish Council)	Performance against target during monitoring period (1 April 2023 – 31 March 2024)
<b>Housing</b>			
Policy P1: Redundant Agricultural Buildings	The policy aims to increase the amount of development in the parish which is located on brownfield sites, in particular redundant agricultural barns.	To support the redevelopment of redundant agricultural buildings for housing, in appropriate locations.	There were no planning application where Policy P1 was mentioned within the monitoring year.
Policy P2: Infill housing in Stoke	The policy aims to allow small levels of the infill of housing in Stoke, subject to them complying with local and national policy.	To support small development sites of one or two dwellings is permitted as infill housing in Stoke.	<p><u>Consents</u> There were no planning applications submitted within Stoke during the monitoring period.</p> <p><u>Completions</u> No dwellings were completed within Stoke during the monitoring period.</p>

Policy	Description of policy	Target (as agreed with St Mary Bourne Parish Council)	Performance against target during monitoring period (1 April 2023 – 31 March 2024)
Policy P3: Housing Site Mix	The policy seeks a mix of 2- and 3-bedroom units to be delivered on site and a balanced mix of dwellings is provided.	To ensure that new housing provided within St Mary Bourne parish predominantly comprises 2- and 3-bedroom properties.	<p><u>Consents</u></p> <p>Five planning applications for new dwellings were granted during the monitoring year. These would result in eight gross and six net new dwellings with the following housing mix. Three of the applications met the policy requirement:</p> <ul style="list-style-type: none"> <li>• Breach Farm House Land at Egbury Road, St Mary Bourne (19/02536/FUL) for 3 x 3 bed dwellings. This complied with Policy P3.</li> <li>• Land Adjacent to Bourne Valley Inn, Upper Link, St Mary Bourne (21/02050/FUL) for 2 x 3 bed dwellings. This complied with Policy P3.</li> <li>• Bourne Court, The Cottage, Upper Link, St Mary Bourne (23/01956/FUL) for 1 x 2 bed dwelling. This complied with Policy P3.</li> <li>• Medhurst, Stoke Lane, St Mary Bourne (23/02465/FUL) for 1 x 4 bed dwelling (replacement for a 4-bed dwelling). This did not comply with Policy P3.</li> <li>• The White Cottage, Binley Bottom, Binley (22/03010/FUL) for 1 x 4 bed dwelling (replacement for a 3-bed dwelling). This did not comply with Policy P3.</li> </ul> <p><u>Permission in Principle consent schemes</u></p> <p>There were no permission in principle schemes consented within the monitoring period.</p>
Policy P4: Rural Exception Sites	The policy seeks to support the provision of smaller units to be provided as	To support the provision of rural exception sites within the parish.	<p><u>Consents</u></p> <p>No relevant planning applications were considered within the monitoring year.</p>

Policy	Description of policy	Target (as agreed with St Mary Bourne Parish Council)	Performance against target during monitoring period (1 April 2023 – 31 March 2024)
	affordable accommodation.		
<b>The Natural Environment</b>			
Policy P5: Environmental Factors	The policy seeks to ensure development proposals respond to the local environment and take into account specific factors such as flooding and water quality.	To ensure new development protects and responds positively to the local environment.	<p><u>Consents within flood zones 2 and 3</u></p> <p>Three planning applications were granted consent on sites which were partially or wholly located in flood zone 2 or 3:</p> <ul style="list-style-type: none"> <li>• Garston, Stoke Lane (22/00693/HSE) for erection of cart shed with accommodation above. The case officer's report lists Policy P5 and finds that the additional bulk of development at first floor level would not demonstrably harm the flooding potential of the site beyond what is granted under extant permission 23/00388/LDPO.</li> <li>• Land South of Garston Stoke (23/01238/FUL) for construction of bridge to provide new vehicle access with associated works, including landscaping and riparian movements. The case officer's report considers that there are no reasonable available sites appropriate for the proposed development in areas with a lower risk of flooding, and it would not increase flood risk elsewhere. The proposal is thus acceptable within the flood zone in line with Policy P5.</li> <li>• Trestan Cottage, Church Street, St Mary Bourne (23/00429/HSE) for erection of a single storey side extension. The case officer's report finds the proposal accords with Policy P5 and notes that a suitable Flood Risk Assessment has been submitted. Eight further applications were within flood zone 2 or 3 but this was not considered to impact upon the applications.</li> </ul>

Policy	Description of policy	Target (as agreed with St Mary Bourne Parish Council)	Performance against target during monitoring period (1 April 2023 – 31 March 2024)
			<p>Six planning applications were granted where the perimeter of the site was within flood zone 2 or 3, but the proposed development was outside of the flood zones:</p> <ul style="list-style-type: none"> <li>• Stoke House, Stoke, (23/00252/FUL) for construction of pond.</li> <li>• Springhill, Springhill Lane, St Mary Bourne (23/01344/HSE) for external landscaping works.</li> <li>• Land at Black Garden, Egbury Road, St Mary Bourne (23/00730/AGPD) for erection of agricultural implement store.</li> <li>• Summerhaugh Cottage, Springhill Lane, St Mary Bourne (23/02720/HSE and 23/02721/LBC) to partially dismantle two existing chimneys and reconstruct to raise levels and install new clay pots.</li> <li>• Bury Hill Farm, Stoke Lane, Stoke (23/00384/HSE) for the removal of the existing log store, the erection of a single storey rear extension, with new entrance porch, and open oak framed covered Skillion.</li> <li>• Bury Hill Farm, Stoke Lane, Stoke (23/02891/HSE) for the removal of the existing log store, the erection of a single storey rear extension, with new entrance porch, and open oak framed covered Skillion (alternative scheme to that approved under: 23/00384/HSE).</li> </ul> <p><u>Refusals</u> No planning applications were refused due to non-compliance with Policy P5 during the monitoring year.</p>

Policy	Description of policy	Target (as agreed with St Mary Bourne Parish Council)	Performance against target during monitoring period (1 April 2023 – 31 March 2024)
Policy P6: Small scale renewable energy projects	The policy allows small scale renewable energy projects to be permitted where they do not result in a detrimental landscape impact or do not result in increased levels of traffic.	To support the delivery of small scale renewable development projects, which accord with the policy requirements.	<p><u>Consents for small scale renewable projects</u> Domestic-scale renewable energy schemes are frequently allowed under permitted development rights, so do not always require planning permission and can be difficult to monitor. There were no planning applications permitted for small scale or commercial renewable projects which needed planning permission during the monitoring year.</p> <p><u>Refusals</u> No planning applications for renewable projects were refused during the monitoring year.</p>
<b>Design</b>			
Policy P7: Design Requirements	The policy seeks to ensure that new development is of a high standard of design which responds positively to local context including preserving hedgerows and use traditional building styles.	To ensure development proposals achieve a high standard of design, which respond positively to context and comply with the principles contained within the St Mary Bourne Village	<p><u>Consents</u> Policy P7 sets out detailed design requirements that have been used to shape new development within the Parish and inform the determination of planning applications. However, given the great number of small applications in the Parish, BDBC and the Parish Council have agreed to only report upon major applications in this document.</p> <p>During the monitoring year, no major planning applications were approved.</p> <p><u>Refusals</u> One planning application was refused on design grounds within the monitoring year:</p> <ul style="list-style-type: none"> <li>• Coronation Cottages, Upper Wyke Lane, St Mary Bourne (23/00143/FUL) for demolition of 1 and 2 Coronation Cottages and</li> </ul>

Policy	Description of policy	Target (as agreed with St Mary Bourne Parish Council)	Performance against target during monitoring period (1 April 2023 – 31 March 2024)
		Design Statement.	erection of two replacement dwellings; with associated garaging, parking, turning, landscaping, private amenity space and access. The application was refused in relation to Plot B as the amount and form of the development would introduce inappropriate residential development into a countryside location and fail to integrate with the local landscape. This is contrary to Policy P7 of the St Mary Bourne Neighbourhood Plan 2016-2029.
<b>Allotments</b>			
Policy P8: Allotments	The policy supports proposals for new allotments provided they do not have a detrimental impact on landscape character or setting or highways.	To support the delivery of new allotments.	<u>Consents resulting in new allotments</u> No planning applications of a size sufficient to require the provision of allotments were approved during the monitoring year. No other planning applications were submitted that proposed allotments.

## Whitchurch Neighbourhood Plan (Monitoring year 6)

### Whitchurch Neighbourhood Development Plan 2014-2029

#### Monitoring Report 6 covering the period from 1 April 2023–31 March 2024

##### Introduction

The Whitchurch Neighbourhood Development Plan was made (adopted) by the borough council on 26 October 2017. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives, and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in Neighbourhood Development Plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Whitchurch Town Council to understand how the Neighbourhood Development Plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Whitchurch Town Council as the 'qualifying body' who produced the plan.**

The council published the first monitoring report on the Neighbourhood Plan in December 2019, which covered the period from 26 October 2017 (the date of adoption) to 31 March 2018 and the first complete monitoring year from 1 April 2018 to 31 March 2019. Subsequent reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This sixth monitoring report covers the period from 1 April 2023 to 31 March 2024, and identifies the position at 1 April 2024.

This report is structured around the chapters in the Neighbourhood Development Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the Parish. Where possible, information has been included relating to the mix of tenure, size and type of accommodation consented and/or delivered in the parish.

##### Progress against Local Plan Policy SS5

Under Policy SS5, Whitchurch has a requirement to deliver at least 200 homes over the Plan period. The Whitchurch Neighbourhood Development Plan allocates 220 dwellings in the Parish to meet this requirement.

The Local Plan identifies that certain other development can count towards the policy requirements of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one of the following:

- Comprise 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy; or
- Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

Whitchurch contains a Local Plan site allocation named 'South of Bloswood Lane' (allocated by Local Plan Policy SS3.6). The 150 dwellings which are allocated within Policy SS3.6 of the Local Plan are not counted towards the parish's SS5 requirement, however the 23 additional units approved on this site (for a total of 173 dwellings), above the 150 dwellings required by the Local Plan are treated as windfall development and therefore are counted against the parish's SS5 requirement.

In the Parish, there had been 215 dwellings consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2024. These are:

*Table WNP 1: Planning consents qualifying towards Local Plan Policy SS5 requirement*

Decision date	Planning reference	Site name	Number of dwellings	Allocation in the NP?	Approved before or after adoption of Neighbourhood Plan?	Did the WNDP influence the decision?
23 March 2015	13/01522/OUT and 18/00672/RES	Land adjoining Caesars Way	33	Yes	Before the adoption of the Neighbourhood Plan	No
26 May 2016	15/03693/OUT and 16/02508/RES	Land by Winchester Road and Micheldever Road	100 (99 net)	Yes	Before the adoption of the Neighbourhood Plan	Yes (the outline application was approved when the WNDP was at regulation 14)
22 June 2018	16/03220/OUT	Land off Evingar Road	60	Yes	After the adoption of the Neighbourhood Plan	Yes (the WNDP was part of the development plan when determined)

22 June 2018	17/00148/OUT and 18/03728/RES	South of Bloswood Lane (windfall in addition to the Local Plan site allocation)	23	No	After the adoption of the Neighbourhood Plan	Yes (the WNDP was part of the development plan when determined)
<b>Total</b>			<b>215</b>			

As of 31 March 2024, there have been 122 qualifying completions recorded for Policy SS5 in the parish, 100 (gross, 99 net) completions were on the site at Land by Winchester Road and Micheldever Road and 23 were on the South of Bloswood Lane site.

#### Monitoring of the Whitchurch Neighbourhood Plan

This proforma should be read in conjunction with the Whitchurch Neighbourhood Development Plan. The performance summary below is designed to provide a summary of how the Neighbourhood Development Plan is performing, with further detail found in the Neighbourhood Development Plan. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

#### **Overall quantum of development within the parish of Whitchurch**

This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.

#### Consents:

Seven gross and six net new dwellings were allowed within the parish during the monitoring year at:

- The Red House, 21 and 23 London Street, Whitchurch (21/03574/FUL) for change of use of existing building from public house, restaurant, and residential accommodation to 2 no. dwellings, erection of single storey rear extension to replace existing, associated internal alterations, car parking and landscaping. This was allowed at appeal.
- 1 South View Cottages, Watch Lane, Freefolk, Whitchurch (20/02267/FUL) for erection 1 no. 4 bed dwelling on existing garden land.
- Land Adjacent To Greenwoods, Kingsclere Road, Whitchurch (23/01551/PIP) for Permission in Principle for residential development of 1 no. dwelling.
- Land At Bere Hill Farm, Newbury Road, Whitchurch (21/01105/FUL) for erection of dwelling number 3 granted permission under KWR 9259 with revised siting and design.

- Leat House, 26 London Street, Whitchurch (22/03354/FUL) for erection of one 1no bedroom dwelling and associated parking.
- Stables At Old Cole Farm, Cole Henley, Whitchurch (23/01483/FUL) for change of use of land from equestrian to residential and the conversion of 1no. stable building to provide 1no. residential dwelling using existing access.

#### Completions:

One dwelling was completed during the monitoring year:

- One dwelling at Land at OS ref 446334 147051, Winchester Road, Whitchurch (19/03102/FUL).

#### Refusals:

One application related to new dwellings was refused during the monitoring year:

- Hogdigging Cottage, East Bloswood Lane, Whitchurch (23/00278/FUL) for erection of 1no 4no bedroom dwelling.

### **Refusals and Appeals**

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There were three planning applications refused during the monitoring year:

- 2 Hides Close, Whitchurch (23/00824/RET) for retrospective application for the removal of a hedge and erection of a 1.9m fence. The application was refused as the fence is out of keeping with the character of the area and therefore detrimental to the visual amenities and street scene. This is contrary to Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029; and Policies LD3 and GD1 of the Whitchurch Neighbourhood Development Plan 2014-2029. Furthermore, the erected fence is not appropriate mitigation for the loss of the hedgerow and would result in a detrimental impact on the important view into the Whitchurch Conservation Area from the boundary. This is contrary to Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029; Policy LD3 of the Whitchurch Neighbourhood Development Plan 2014-2029; the Whitchurch Conservation Area Appraisal Management Plan and the Heritage Supplementary Planning Document (2019). The subsequent appeal was dismissed outside of the monitoring period.
- 8 Webbs Farm Close, Whitchurch (23/00738/HSE) for erection of two storey front and side extension over existing garage to provide work from home studios and replacement bedroom together with aesthetic improvements. The application was refused as the proposed development would result in undue overbearing impacts to the neighbouring property. This is contrary to Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029. The subsequent appeal was allowed within the monitoring year. The inspector found that the proposed

development would not cause harm to the living conditions of the neighbouring property with particular regard to outlook due to the sloped roof and siting stepped back from the front of the house and street, and thus be compliant with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- Hogdigging Cottage, East Boswood Lane, Whitchurch (23/00278/FUL) for erection of 1no 4no bedroom dwelling. The application was refused because the proposal would result in the development of a single dwelling in an unsustainable location in the countryside for which no special circumstances apply and would thus be unsustainable development. This is contrary to Policies SD1, SS1 and SS6 of the Basingstoke and Deane Local Plan 2011-2029 and the NPPF 2023.

Two planning applications that were refused during the previous monitoring year were allowed at appeal during the monitoring year:

- The Red House, 21 and 23 London Street, Whitchurch (21/03574/FUL and 21/03575/LBC) for change of use of existing building from public house, restaurant and residential accommodation to 2 no. dwellings, erection of single storey rear extension to replace existing, associated internal alterations, car parking and landscaping. The appeal was allowed for 21/03574/FUL as the change in use would not represent an increase in overnight accommodation and thus the proposal would not have a significant effect on the Solent protected sites and accord with Policy EM4 of the Local Plan. The inspector also found that the proposal would not result in the loss of an essential facility and the pub business is no longer needed due to ample alternatives in Whitchurch, and thus accords with Policy CN7 of the Local Plan and Policy GD3 of the Whitchurch Neighbourhood Plan. Further to this, the inspector allows the appeal for the refusal on 21/03575/LBC as the proposal would see the original residential use of the building returned and it would secure a new use for the building. Given its poor current condition, the inspector finds the benefits are of significant weight to outweigh the modest level of harm and grants the appeal.

One planning application that was refused during the previous monitoring year was dismissed at appeal during the monitoring year:

- 5 Winchester Street, Whitchurch (22/03303/RET) for installation of a new shop front and roller shutter with demolition of existing shop front (Retrospective). The appeal was dismissed as the development fails to preserve or enhance the character or appearance of the Whitchurch Conservation Area and harms its significance, and harms the setting, and thereby the significance, of nearby listed buildings. It is therefore contrary to Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029 and Policy GD1 of the Whitchurch Neighbourhood Development Plan 2014-2029. It also conflicts with guidance in the Heritage Supplementary Planning Document (2019) and in the Design and Sustainability SPD 2019, which seeks high quality, sustainable development. Furthermore there is a conflict with the Framework, which seeks to resist development that is of poor design and is not sympathetic to the local character and to conserve heritage assets.

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
Policy GD1: Re-enforcement of the adoption of the Whitchurch Design Statement as supplementary guidance to be used in the planning process	The policy supports development which accords with a number of specific principles included within the Whitchurch Design Statement and gives weight to the principles including the need for new development to integrate with the existing grain of the town.	To ensure development proposals comply with the Whitchurch Design Statement.	<p><u>Refusals</u> One planning application was refused due to non-compliance with Policy GD1 during the monitoring year:</p> <ul style="list-style-type: none"> <li>• 2 Hides Close, Whitchurch (23/00824/RET) for retrospective application for the removal of a hedge and erection of a 1.9m fence. The application was refused as the fence is out of keeping with the character of the area and therefore detrimental to the visual amenities and street scene. This is contrary to Policy GD1 of the Whitchurch Neighbourhood Development Plan 2014-2029. The subsequent appeal was dismissed outside of the monitoring period.</li> </ul> <p><u>Appeals</u> One planning application was dismissed at appeal during the monitoring year, due to non-compliance with Policy GD1:</p> <ul style="list-style-type: none"> <li>• 5 Winchester Street, Whitchurch (22/03303/RET) for installation of a new shop front and roller shutter with demolition of existing shop front (Retrospective). The appeal was dismissed as the development fails to preserve or enhance the character or appearance of the Whitchurch Conservation Area and harms its significance, and harms the setting, and thereby the significance, of nearby listed buildings. It is therefore contrary to Policy GD1 of the Whitchurch Neighbourhood Development Plan 2014-2029.</li> </ul>
Policy GD2: Development of Pedestrian and Cycle Routes and improved	The policy supports development proposals which incorporate measures to link with the existing	Support development which improves the footpath and cycleway network.	<p><u>Planning consents which contribute to the footpath and cycleway network</u> No major planning applications were granted permission within the monitoring year which would be required to contribute to the footpath and/or cycleway network.</p> <p><u>Planning consents located next to the River Test</u></p>

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
access to the River Test	footpath as well as undertaking improvements to the existing footpath where possible. The policy also requires developments which are located adjacent to the River Test to seek opportunities to facilitate public access to a riverside walk along the River Test.		There were no major planning applications adjacent to the River Test which released land for public access along the River Test via s.106.
Policy GD3: Protection of Assets of Community Value and other Community Facilities	The policy requires any proposals for significant change to or replacement of a community asset or facility to demonstrate they will either enhance the viability or	To ensure development does not result in the loss of or have an adverse impact on the identified Community-Valued Assets or community facilities, unless it	<p><u>Planning applications resulting in the loss of Community Valued Assets or community facilities</u></p> <p>No planning applications were refused within the monitoring period which would result in the loss of a community facility.</p> <p>There were two applications allowed on appeal that would result in the loss of a community facility:</p> <ul style="list-style-type: none"> <li>• The Red House, 21 and 23 London Street, Whitchurch (21/03574/FUL and 21/03575/LBC) for change of use of existing building from public house, restaurant and residential accommodation to 2 no. dwellings, erection of single storey rear extension to replace existing, associated internal</li> </ul>

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
	<p>provide a similar enhancement.</p> <p>The policy also seeks to protect the loss of community facilities by requiring applicants to demonstrate that the loss can be justified.</p>	<p>meets the exceptional criteria set out in the policy.</p>	<p>alterations, car parking and landscaping. The inspector finds there is evidence that the pub had been in continual decline since 2013, and there is a high level of alternative provision for pub business in Whitchurch. Thus, the inspector finds it is not necessary for the pub to be retained to meet community needs and it is not classed as an essential facility, and the appeal can be allowed as the proposal would accord with Policy GD3.</p> <p><u>Consents relating to Community Valued Assets or community facilities</u> There were no planning applications granted during the monitoring year which related to a community valued asset or community facility.</p> <p><u>Refusals relating to Community Valued Assets or community facilities</u> No planning applications were refused for new community facilities during the monitoring year.</p>
<p>Policy CS1: Retention of Functionality of Railway Tunnels for Future Benefit</p>	<p>The policy seeks to protect and safeguard the retention of two of the railway tunnels.</p>	<p>To only allow the loss of the railway tunnels in exceptional circumstances.</p>	<p><u>Planning applications involving the use of the railway tunnels</u> No planning applications were submitted during the monitoring year which related to the use of the railway tunnels.</p>
<p><b>Natural Environment</b></p>			
<p>Policy LD1: Protection and Enhancement of Open Spaces</p>	<p>The policy seeks to protect the open spaces and future open spaces which have been identified within the</p>	<p>To protect the open spaces identified in the policy and enhance the connectivity of</p>	<p><u>Consents on Important Open Space</u> No applications were submitted on an important open space located in Figure 7.2 of the WNP during the monitoring year.</p> <p>No applications were submitted on a green corridor located in Figure 7.2 of the WNP during the monitoring year.</p>

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
	policy. These spaces which have been protected unless the loss can be justified through the criteria contained within the policy.	open space network.	<p><u>Refusals resulting in the loss of open space</u> No planning applications were refused due to the loss of open space during the monitoring year.</p> <p><u>Additional open space as a result of consents for major planning applications</u> No major applications were granted consent which would result in additional open space during the monitoring period.</p>
Policy LD2: Protection of Biodiversity and Landscape	The policy seeks to avoid harm to the landscape character of the built environment by preventing the loss of private gardens unless it can be demonstrated that they meet specific criterion.	To ensure that development which impacts upon private gardens protect their landscape and biodiversity value.	<p><u>Consents for new dwellings in residential gardens</u> Two planning applications were consented for new dwellings on garden land during the monitoring year:</p> <ul style="list-style-type: none"> <li>• 1 South View Cottages, Watch Lane, Freefolk, Whitchurch (20/02267/FUL) for erection 1 no. 4 bed dwelling on existing garden land. The committee report finds the proposal complies with Policy LD2 as it would not cause any adverse impacts to onsite and offsite biodiversity.</li> <li>• Leat House, 26 London Street, Whitchurch (22/03354/FUL) for erection of one 1no bedroom dwelling and associated parking. The case officer's report finds the proposal complies with Policy LD2 as the likelihood for detrimental biodiversity impacts is minimal and notes that the applicant has included biodiversity enhancements. The report also secures a robust landscape enhancement and management programme via condition to further comply with Policy LD2.</li> </ul> <p><u>Refusals for new dwellings in residential gardens</u> No planning applications for new dwellings were refused due to their impact on private gardens during the monitoring year.</p>

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
Policy LD3: Protection of Hedgerows, Trees and Tree Planting	The policy seeks to protect hedgerows, trees and tree planting unless appropriate mitigation has been agreed with the council.	To ensure development does not result in the loss of trees or hedgerows unless this can be appropriately mitigated.	<p><u>Planning applications approved which seek to protect hedgerows, trees and tree planting</u></p> <p>The policy seeks to ensure that any development which has the potential to damage or result in the loss of hedgerows, mature trees or trees of good arboriculture or amenity value does not occur unless it can be demonstrated that any impacts can be adequately mitigated. Where possible, the council will either refuse the development or place a condition on the application which ensures that the proposal complies with the requirements of the policy.</p> <p>Six planning applications for new dwellings were approved during the monitoring year and five of these mentioned Policy LD3:</p> <ul style="list-style-type: none"> <li>• The Red House, 21 and 23 London Street, Whitchurch (21/03574/FUL) for change of use of existing building from public house, restaurant and residential accommodation to 2 no. dwellings, erection of single storey rear extension to replace existing, associated internal alterations, car parking and landscaping. This was allowed at appeal. The appeal decision attaches a condition that no soft landscaping works shall commence until a scheme is provided and approved to specify species, planting sizes, spacing and numbers of trees and shrubs.</li> <li>• 1 South View Cottages, Watch Lane, Freefolk, Whitchurch (20/02267/FUL) for erection 1 no. 4 bed dwelling on existing garden land. The committee report finds the proposal complies with Policy LD3 and secures an Arboricultural Impact Assessment via condition to ensure tree protection measures are put into place for trees and hedgerows on site.</li> <li>• Land Adjacent To Greenwoods, Kingsclere Road, Whitchurch (23/01551/PIP) for Permission in Principle for residential development of 1 no. dwelling. The case officer's report finds the proposal complies with</li> </ul>

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
			<p>Policy LD3 at this stage, provided that Technical Details Consent includes a Tree Survey, an Arboricultural Impact Assessment, and an Arboricultural Method Statement to ensure protection of trees and hedgerows.</p> <ul style="list-style-type: none"> <li>• Land At Bere Hill Farm, Newbury Road, Whitchurch (21/01105/FUL) for erection of dwelling number 3 granted permission under KWR 9259 with revised siting and design. The case officer's report finds that the application complies with Policy LD3 as it proposes to retain boundary hedgerows and provide additional planting on site.</li> <li>• Leat House, 26 London Street, Whitchurch (22/03354/FUL) for erection of one 1no bedroom dwelling and associated parking. The case officer's report finds that the proposal complies with Policy LD3 as it proposes further tree and hedgerow planting along the west and east boundaries of the site.</li> <li>• Stables At Old Cole Farm, Cole Henley, Whitchurch (23/01483/FUL) for change of use of land from equestrian to residential and the conversion of 1no. stable building to provide 1no. residential dwelling using existing access. The case officer's report lists Policy LD3 and notes that submitted documents show sufficient protection measures will be taken to protect trees during construction. To ensure full compliance with Policy LD3, a scheme of hard and soft landscaping must be submitted and approved prior to development which is secured via condition.</li> </ul> <p><u>Refusals of planning applications relating to Policy LD3</u>  One planning application was refused due to Policy LD3 during the monitoring year.</p> <ul style="list-style-type: none"> <li>• 2 Hides Close, Whitchurch (23/00824/RET) for retrospective application for the removal of a hedge and erection of a 1.9m fence. The application was refused as the erected fence is not appropriate mitigation for the loss of the hedgerow and would result in a detrimental impact on the important view</li> </ul>

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
			into the Whitchurch Conservation Area from the boundary. This is contrary to Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029; Policy LD3 of the Whitchurch Neighbourhood Development Plan 2014-2029; the Whitchurch Conservation Area Appraisal Management Plan and the Heritage Supplementary Planning Document (2019). The subsequent appeal was dismissed outside of the monitoring period.
<b>Town Centre</b>			
Policy GD4: Protection of Parking in the Town Centre	The policy seeks to protect the existing town centre parking at Bell Street and Church Street and where possible secure specific improvements.	To retain or provide sufficient car parking provision within the town centre.	<p><u>Consents</u> No planning applications were approved during the monitoring year which related to car parking.</p> <p><u>S.106 to secure car parking</u> As no major applications were approved during the monitoring year, no s.106 funds were secured in relation to car parking.</p>
Policy GD5: To Encourage New Commercial Development, Retain Economic Vibrancy and Vitality and Enhance	The policy seeks to ensure A1-A5 uses are located along and adjacent to the principal shopping streets.	To ensure development retains, improves and/or enhances vibrancy and vitality in the town centre.	<p><u>Change of use applications</u> There were no applications for change of use on Church Road, Winchester Street, Newbury Street, or London Street during the monitoring year.</p> <p><u>New planning permissions for A1-A5 uses</u> No planning applications were submitted for new A1-A5 uses within Church Road, Winchester Street, Newbury Street, Bell Street and London Street.</p> <p><u>Completions away from A1-A5 uses</u> There were no completions with a change of use from A1-15 uses.</p>

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
Frontages in the Town Centre			
Policy GD6: Redevelopment of Land or Buildings for Uses that Support the Town Centre	The policy supports the development of redundant land or buildings, parts of buildings or change of use of parts of buildings that were of a commercial use in the town centre.	To support to the redevelopment of suitable redundant buildings in the town centre for other uses.	<u>Consents for the redevelopment of commercial buildings to other uses</u> There were no planning applications decided for the commercial redevelopment of a redundant building within the town centre.
Policy GD7: Encourage a Diverse Range of Uses in the Town Centre	The policy supports residential uses on upper floors providing it is not currently in employment use and the residential use would not adversely affect the viability of the ground floor retail use.	To support the provision of residential uses above suitable commercial premises in the town centre.	<u>Consents for new housing within the town centre</u> One planning application was approved for new dwellings within the town centre: <ul style="list-style-type: none"> <li>• The Red House, 21 and 23 London Street, Whitchurch (21/03574/FUL) for change of use of existing building from public house, restaurant and residential accommodation to 2 no. dwellings, erection of single storey rear extension to replace existing, associated internal alterations, car parking and landscaping. This was allowed at appeal. The appeal decision does not mention Policy GD7 or residential uses above suitable commercial properties as the development is for the whole of the building and not the first floor.</li> </ul> <u>Completions for new housing within Whitchurch Town Centre</u> No new dwellings were completed within Whitchurch Town Centre during the monitoring period.

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
<b>Tourism</b>			
Policy GD8: Increasing Prosperity by Encouraging Tourism	The policy supports proposals for tourism uses provided they are appropriate to the parish.	To ensure development which promotes tourism is permitted where it is appropriate to the parish.	<u>Planning consents</u> No planning applications were approved within the monitoring year which related to tourism within the parish.
<b>Infrastructure</b>			
Policy TR1: Traffic and Parking Policy	The policy seeks to ensure that any development that will have a severe impact or cumulative impact on traffic congestion is supported by a Transport Statement or Assessment which demonstrates that measures can be put in place to mitigate any impacts.	To ensure development does not have a severe independent or cumulative impact on traffic congestion in the town centre.	<u>Major planning consents and planning conditions relating to the highway</u> No major planning consents were approved during the monitoring year.  <u>Refusals for major planning applications</u> No major planning applications in the parish were refused on highway grounds.  <u>Refusals for non-major planning applications</u> No planning applications were refused on highway grounds during the monitoring year.

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
Policy IP1: Electricity Supply	The policy supports the use of renewable energy sources. The use of hydro schemes and air or water source pumps are supported provided the impact to the River Test and SSSI is acceptable.	To support the utilisation of suitable renewable energy technologies.	<p><u>Planning consents for low carbon schemes</u> A number of microgeneration products (such as solar panels) can be erected under permitted development rights and therefore do not require the applicant to submit a planning application to the Local Planning Authority.</p> <p>There was one planning application submitted within the monitoring year which related to renewable energy or low carbon schemes:</p> <ul style="list-style-type: none"> <li>• 6 Pound Meadow, Whitchurch (23/03029/HSE) for installation of air source heat pump to replace gas boiler.</li> </ul>
Policy IP2: Encouragement of Good Broadband Connections	The policy requires all new major developments to provide suitable ducting/infrastructure to enable fast broadband connections.	To ensure new housing development has fibre optic connections.	<p><u>Consents for outline applications</u> The policy requires major planning applications to provide suitable ducting/infrastructure to enable fast broadband connections and requires a connectivity statement to be provided for major developments. No major planning applications were granted permission during the monitoring period.</p>
Policy IP3: Reducing the Adverse Impact of Utility Improvements on the Town	The policy seeks new and improved utility infrastructure in order to meet the needs of the community. The proposals are required to identify	To ensure new housing development does not adversely impact upon utility connections.	<p><u>Consents for outline applications</u> No major outline applications were approved during the monitoring period.</p> <p><u>Consents for reserved matters</u> No reserved matters or full applications were determined during the monitoring year which would be required to provide utility infrastructure.</p>

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
	their likely impact on local infrastructure, services and facilities and demonstrate how such impacts will be addressed.		
<b>Employment</b>			
Policy ES1: Encouragement of New Employment Sites within the Settlement Boundary	The policy supports the development of sites for economic activities and expansion of existing businesses within the Settlement Policy Boundary provided they meet the criteria contained within the policy.	To allow the development of new employment and expansion of existing employment uses within the Settlement Policy Boundary where they accord with policy ES1.	<p><u>Consents for new employment land within the SPB</u> No planning applications related to employment were granted permission within the SPB of Whitchurch during the monitoring year.</p> <p><u>Completions of employment land</u> Basingstoke and Deane Borough Council in conjunction with Hampshire County Council undertake monitoring of commercial data including employment.</p> <p>No employment floorspace was completed during the monitoring year.</p>
Policy ES2: Protection of Existing Productive Employment	The policy seeks to protect sites that are in light industrial use. The policy allows the change of use from	To protect existing employment sites.	

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
Sites from Redevelopment	employment where it can be demonstrated that the re-use of the site for employment purposes is no longer viable.		
Policy ES3: Protection of the Town Centre from Employment-Related Traffic and HGV Traffic	The policy requires planning applications which generate a significant amount of traffic to be supported by either a Transport Assessment or Transport Statement and a Transport Management Plan.	To ensure that traffic from employment related uses is adequately mitigated.	<u>Transport Assessments/Statements submitted for consents in commercial or employment use</u> No planning applications were granted permission in the parish which related to commercial or employment use and referred to Policy ES3.
Policy ES4: Rural Employment	The policy seeks to ensure that buildings located outside of the Settlement Policy Boundary for	To support the rural economy through the provision of well-designed new buildings and the	<u>Consents for employment floorspace outside the SPB</u> No planning applications were approved for new employment floorspace outside the SPB (in designated countryside) during the monitoring period.  <u>Completions for employment floorspace outside the SPB</u>

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
	business and enterprise purposes are submitted subject to meeting the appropriate criteria of the policy.	re-use of suitable existing buildings.	Basingstoke and Deane Borough Council in conjunction with Hampshire County Council undertake monitoring of commercial data including employment.  No employment floorspace was completed outside the SPB during the monitoring year.
<b>Housing</b>			
Policy HD1: Housing Mix	The policy requires planning applications for market housing to provide 40% dwellings and meet local housing need for affordable housing and for them to be integrated with market housing. Developments should also address the local need for older persons' housing.	To ensure new housing development incorporates a mix of types and sizes to meet the needs of Whitchurch, provides a suitable proportion of affordable housing, and helps meet the need for older persons' housing.	<u>Housing mix consents issued during the monitoring year</u> No major consents were approved during the monitoring year.
Policy HD2: Providing	The policy requires any affordable	To seek to ensure that affordable	<u>Affordable Housing Consents</u> No major planning applications were approved during the monitoring year.

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
Affordable Housing for those with Local Connections	housing which is supplied for those who have a local connection to the parish of Whitchurch.	housing provided in the parish is allocated to those with a local connection (in respect of Whitchurch).	<p><u>Affordable Housing Completions</u> There were no affordable housing completions during the monitoring year.</p> <p><u>Allocation of socially rented accommodation</u> There were 20 properties advertised in Whitchurch during the monitoring year, all of which were existing properties as no new builds were completed. 14 of the properties went to applicants with a verified local connection to Whitchurch.</p>
Policy HA1-H4: Site allocations	The policy allocates at least 200 dwellings as required by Local Plan Policy SS5.	<p>To ensure at least 200 dwellings, as required by Local Plan Policy SS5 are delivered through site allocations in the Whitchurch Neighbourhood Plan.</p> <p>Site specific requirements should be delivered to support each site allocation.</p>	<p><u>Neighbourhood Development Plan Allocations</u> The Whitchurch Neighbourhood Development Plan allocates four sites for approximately 220 dwellings, it also revises the Settlement Policy Boundary to include the site allocations (where they currently fall outside the SPB as the ALP):</p> <ul style="list-style-type: none"> <li>• Policy HA1: Dances Lane Site – 15 dwellings. Site currently an operational base for Thames Valley Police and therefore is not available for development yet.</li> <li>• Policy HA2: Land west of Evingar Road – 94 dwellings, 4,000m<sup>2</sup> of business development and a station car park with approximately 65 parking spaces (this consists of the Evingar Road and Caesars Way developments). A reserved matters application was submitted for Evingar Road in May 2021 (21/01749/RES) and is under consideration. Work started on site at Caesars Way in April 2021 and the dwellings are currently under construction.</li> <li>• Policy HA3: Whitchurch Car Centre – 10 dwellings. Site is currently in use as a car centre and therefore is not available for development yet.</li> <li>• Policy HA4: East of Winchester Road Site – 100 dwellings – Completed.</li> </ul>

Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2023-31 March 2024)
			<p><u>Consents for site allocations contained within the neighbourhood plan</u> No planning permissions were issued for site allocations within the monitoring period.</p> <p><u>Completions on site allocations</u> No dwellings were completed on the Whitchurch Neighbourhood Plan site allocations during the monitoring year.</p>

## Kingsclere Neighbourhood Plan (Monitoring year 5)

### Kingsclere Neighbourhood Plan 2011-2029

#### Monitoring Report 5 covering the period from 1<sup>st</sup> April 2023-31 March 2024

##### Introduction

The Kingsclere Neighbourhood Plan was made (adopted) by the borough council on 18 October 2018. The Kingsclere Neighbourhood Plan was developed by the local community and identifies a vision, objectives, and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Kingsclere Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Kingsclere Parish Council as the 'qualifying body' who produced the plan.**

The council published the first monitoring report on the Neighbourhood Plan in December 2020, which covered the period from 18 October 2018 (the date of adoption) to 31 March 2019 and the first complete monitoring year from 1 April 2019 to 31 March 2020. Subsequent reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This fifth monitoring report covers the period from 1 April 2023 to 31 March 2024, and identifies the position at 1 April 2024.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the Parish.

##### Progress against Local Plan Policy SS5

Under Policy SS5, Kingsclere has a requirement to deliver at least 50 homes over the Plan period. The Kingsclere Neighbourhood Plan therefore allocates three sites in the parish to meet this requirement.

In addition to homes delivered on the site allocations, the Local Plan identifies that certain other development can count towards the housing delivery requirement of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one of the following:

- Comprise 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy; or
- Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

In the Parish, there have been 35 dwellings consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2024.

*Table KNP1: Planning consents counting towards Local Plan SS5 requirement*

Decision date	Planning reference	Site name	Number of dwellings	Allocation in the NP?	Approved before or after adoption of Neighbourhood Plan?
30/03/2013	BDB/75019	Rear of Longcroft Road	8	No	Before the adoption of the Neighbourhood Plan
05/01/2021	19/02370/OUT	Land between A339 and Fawconer Road	27 <sup>74</sup>	Yes (for 13 dwellings)	After the adoption of the Neighbourhood Plan.
<b>Total</b>			<b>35</b>		

As of 31 March 2024, there have been eight qualifying completions recorded in the parish at Rear of Longcroft Road. Given the site allocations included within the made Neighbourhood Plan, Kingsclere is considered to have met its SS5 requirement, subject to these sites achieving planning permission.

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<sup>74</sup> The 50 bed spaces have been reduced by 46% in line with national guidance which states that for residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published 2011 Census data.

## Monitoring of the Kingsclere Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Kingsclere Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

### **Overall quantum of development within the parish of Kingsclere**

This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.

#### Consents:

Four gross and three net new dwellings were allowed within the parish during the monitoring year at:

- Land At OS Ref 453630 159306, Little Knowl Hill, Kingsclere (22/03367/PIP) for an application for permission in principle for residential development for a minimum of no.1 and a maximum of 2 no. dwellings.
- Land To The Rear Of 3 Swan Street, Kingsclere (23/02664/FUL) for conversion of existing garage and store, to provide a one-bedroom dwelling, together with associated car parking and amenity space.
- Caravan At Star Farm, Newbury Road, Kingsclere (22/02983/FUL) for erection of 1no 3no bedroom dwellinghouse, replacing caravan with lawful use granted under BDB/69243.

50 bed spaces were consented within the parish during the monitoring year at:

- Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL) for erection of a care home (within Use Class C2) with parking, access, landscaping and other associated works. This was allowed at appeal.

#### Completions:

There was a gain in one dwelling and loss of two dwellings completed on one site in the parish within the monitoring year:

- One gain and two losses at 3 and 5 North Street, Kingsclere (22/03127/FUL).

#### Refusals:

No planning applications related to new dwellings were refused during the monitoring year.

## Refusals and Appeals

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There were two planning applications refused during the monitoring year:

- Frobury Farm, Ecchinswell Road, Kingsclere (18/03248/LDEU) for certificate of lawfulness for Change of use of part of existing barn for the siting of a mobile home for residential purposes. The application was refused as there was insufficient evidence to demonstrate the mobile home within the barn had been used for residential purposes for a continuous period of 10 years.
- Land Near Fawconer Road, Ashford Hill Road, Kingsclere (23/01163/TENO) for proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets. The application was refused as the proposed development would not positively contribute to the streetscene, to the detriment of the visual amenity of the area. The proposal is thus contrary to Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policy K6 of the Kingsclere Neighbourhood Plan 2011-2029; and the NPPF (2021). Further to this, the application was refused as insufficient evidence was submitted to demonstrate the development would not give rise to an unsafe highway environment on George Street by negatively impacting visibility splays. This does not accord with Paragraph 3(6) of the Town and Country Planning Order 2015 and is contrary to Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029; and NPPF 2021.

One planning application that was refused during the previous monitoring year was allowed at appeal during the monitoring year:

- Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL) for erection of a care home (within Use Class C2) with parking, access, landscaping and other associated works. The appeal was allowed as the care home would provide a timely and convenient opportunity for some people to fulfil present, imminent or future living and care needs, which would not undermine the holistic objectives of the NP and LP to meet older or elderly and infirm people's living and care needs. It was also allowed as the location, scale, and density of the single building would not be incompatible with the character and landscape of the area, which complies with Policies EM1 and EM10 of the LP and Policies K4 and K6 of the NP. The inspector acknowledges that this proposal would stop the development of at least 12 dwellings on site, however the significant social, environmental, and economic benefits have considerable weight combined with the lack of 5-year land supply in the borough, and thus the appeal is allowed.

One planning application that was refused during the previous monitoring year was dismissed at appeal during the monitoring year:

- 4 Basingstoke Road, Kingsclere (22/01359/RET) for creation of a new vehicular access with construction of drop kerb and erection of brick wall, fence and gates. The appeal was dismissed because the proposal is contrary to the development plan as a whole. It would fail to preserve or enhance the character or appearance of the area including the conversation area, in conflict with Policy EM10 of

the Basingstoke and Deane Local Plan, the Basingstoke and Deane Design and Sustainability Supplementary Planning Document (2018) and Policy K4 of the Kingsclere Neighbourhood Development Plan. It would also compromise the safe and efficient flow of traffic on the highway network, in conflict with Policy CN9 of the Local Plan.

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
<b>Housing</b>			
Policy K1: Non-allocated residential sites within the Settlement Policy Boundary (SPB)	To identify small windfall developments which do not count towards the Policy SS5 requirement.	To ensure small new developments within the SPB are of a suitable scale, sympathetic to neighbouring properties and complies with design policy in the KNP. Village Design Statement & Conservation Area Appraisal.	<u>Consents</u> One dwelling consented during the monitoring year was located within the SPB: <ul style="list-style-type: none"> <li>Land To The Rear Of 3 Swan Street, Kingsclere (23/02664/FUL) for conversion of existing garage and store, to provide a one-bedroom dwelling, together with associated car parking and amenity space.</li> </ul>
Policy K2: Provision of housing to meet local needs Policy K3: Housing for older people	To provide a mix of housing to reflect local need including affordable housing and housing to ensure the housing needs of older	To ensure new housing development incorporates a mix of types and sizes to meet the needs of Kingsclere, provides a suitable proportion of affordable housing, and	<u>Consents</u> Policy K2 specifically seeks the provision of homes designed for smaller households including one-, two- and three-bedroom accommodation. Four gross and three net dwellings were consented during the monitoring year: <ul style="list-style-type: none"> <li>Land At OS Ref 453630 159306, Little Knowl Hill, Kingsclere (22/03367/PIP) for 2 x unknown bed dwellings. Further detail will be provided at Technical Details stage.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
	people within the parish are adequately met by future development.	<p>helps meet the need for older persons' housing.</p> <p>Affordable housing should be integrated with market housing.</p>	<ul style="list-style-type: none"> <li>• Land To The Rear Of 3 Swan Street, Kingsclere (23/02664/FUL) for 1 x 1 bed dwelling. This is in accordance with Policy K2.</li> <li>• Caravan At Star Farm, Newbury Road, Kingsclere (22/02983/FUL) for 1 x 3 bed dwelling. This is in accordance with Policy K2.</li> </ul> <p><u>Consents and completions</u></p> <p>There were no consents or completions relating to housing for older people during the monitoring year but one planning application relating to housing for older people was allowed on appeal:</p> <ul style="list-style-type: none"> <li>• Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL) for erection of a care home (within Use Class C2) with parking, access, landscaping and other associated works. The appeal highlights that the proposal is not incompatible with Policy K3 as it will meet a local need for a care home and be in a suitable location, and a strict application of 'housing' in the Policy to mean only houses, bungalows or flats would result in unduly narrow outcomes.</li> </ul> <p><u>Refusals</u></p> <p>There were no refusals relating to housing for older people during the monitoring year.</p>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
<b>Design</b>			
Policy K4: Good quality design	To ensure that the design and density of development sites and individual units are sensitive to their locality and sympathetic to the community and its heritage and to promote environmental sustainability.	To ensure new development permitted in Kingsclere Parish delivers a high standard of design, which responds to the local character and promotes environmental sustainability.	<p><u>Consents</u></p> <p>Four planning applications which related to new dwellings/bedspaces were approved during the monitoring period, the case officer reports for each of these applications made reference to Policy K4:</p> <ul style="list-style-type: none"> <li>• Land At OS Ref 453630 159306, Little Knowl Hill, Kingsclere (22/03367/PIP) for an application for permission in principle for residential development for a minimum of no.1 and a maximum of 2 no. dwellings. The committee report states that the design is unknown but will be determined at Technical Details stage. The decision notice attaches a condition for a Design and Access statement to ensure compliance with Policy K4.</li> <li>• Land To The Rear Of 3 Swan Street, Kingsclere (23/02664/FUL) for conversion of existing garage and store, to provide a one-bedroom dwelling, together with associated car parking and amenity space. The case officer's finds the external changes in the proposal would be modest in nature and could enhance the appearance of the site given the current state of disrepair. Thus, the design and level of amenity provided would be compliant with Policy K4.</li> <li>• Caravan At Star Farm, Newbury Road, Kingsclere (22/02983/FUL) for erection of 1no 3no bedroom dwellinghouse, replacing caravan with lawful use granted under BDB/69243. The case officer's report finds the proposal is compliant with Policy K4, as though the dwelling will have a larger visual impact than the existing caravan, it is not deemed to create significant visual interruption beyond that created</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>from existing neighbouring barns. The resultant dwelling is considered appropriate in scale, material and size, and the aesthetic of the permanent structure is considered more sympathetic in the wider landscape than the current caravan.</p> <ul style="list-style-type: none"> <li>Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL) for erection of a care home (within Use Class C2) with parking, access, landscaping and other associated works. The appeal decision finds that the proposal is compliant with Policy K4 as the location, scale and density of the single building is not incompatible with the village and will not harm the character or appearance of the area.</li> </ul> <p>There were five planning applications relating to new buildings/structures during the monitoring year, two of the case officer reports referenced Policy K4:</p> <ul style="list-style-type: none"> <li>Priory House, 2 Newbury Road, Kingsclere (23/01658/HSE and 23/01680/LBC) for conversion of outbuilding from Storage to Office. The case officer's report finds the proposal acceptable under Policy K4 and imposes a condition for external surfaces to match the approved plans and existing buildings, to ensure Policy K4 is met upon completion. The listed building consent is also considered to meet Policy K4 and preserve the design and character of the Listed Building.</li> <li>Brimley Cottage, 6 Winchester Road, Kingsclere (23/00454/HSE) to replace detached garage and store with detached carport store and home office. The case officer's report notes that the proposal will maintain the character and</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>qualities of the area in which it's proposed with materials and design consistent with the area.</p> <ul style="list-style-type: none"> <li>• Strattons Farm, Newbury Road, Kingsclere (23/01189/AGPD) for proposed steel portal apex framed lean to building to be used as a general-purpose building together with a 10 metre concrete apron. The case officer's report notes that the materials and design of the proposal are functional and sensitive to the agricultural setting of the site.</li> <li>• 4 Sandford House Cottages, Knowl Hill, Kingsclere (23/00606/ROC) for variation of Condition 1 of 21/01200/FUL for erection of a 3-bedroom dwellinghouse, detached garage and vehicular access. Internal alterations including rearrangement of Utility and WC; Bathroom/Ensuite Bed 3; new plant room/study. Addition of photovoltaic panels with battery storage and larger storage area, extension to rear of kitchen and removal of corner glazing. Roof design to garage amended and Site arrangement altered. The case officer's report lists Policy K4 and notes that the proposed changes will not harm the character of the area.</li> </ul> <p><u>Other householder extensions in the parish</u>  Policy K4 was also used in the determination of a number of smaller household applications which were granted within the monitoring period to ensure that development proposals within the parish deliver a high standard of design.</p>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p><u>Refusals</u> No planning applications were refused for non-compliance with Policy K4 during the monitoring year.</p> <p><u>Appeals</u> One planning application that was refused during the previous monitoring year was dismissed at appeal during the monitoring year, due to non-compliance with Policy K4:</p> <ul style="list-style-type: none"> <li>• 4 Basingstoke Road, Kingsclere (22/01359/RET) for creation of a new vehicular access with construction of drop kerb and erection of brick wall, fence and gates. The appeal was dismissed because the proposal is contrary to the development plan as a whole. It would fail to preserve or enhance the character or appearance of the area including the conversation area, in conflict with Policy EM10 of the Basingstoke and Deane Local Plan, the Basingstoke and Deane Design and Sustainability Supplementary Planning Document (2018) and Policy K4 of the Kingsclere Neighbourhood Development Plan.</li> </ul> <p><u>Building for a Healthy Life assessments</u> The council use the Building for a Healthy Life criteria for assessing the design quality of new development. Building for a Healthy Life is most appropriately used to monitor larger schemes (of 10 or more). However, no schemes (or full phases) of 10 or more units were completed during the monitoring period, meaning it has not been considered suitable to assess any of the completed developments.</p>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
Policy K5: External lighting	To ensure all new development involving external domestic and street lighting is sensitive to the local environment and to the proximity of the North Wessex Downs Area of Outstanding Natural Beauty.	To ensure lighting schemes within new developments are sensitive to the local environment.	<p><u>Consents</u> Four planning applications which related to new dwellings/bedspaces were approved during the monitoring period, none of the case officer reports referenced Policy K5:</p> <ul style="list-style-type: none"> <li>• Land At OS Ref 453630 159306, Little Knowl Hill, Kingsclere (22/03367/PIP) for an application for permission in principle for residential development for a minimum of no.1 and a maximum of 2 no. dwellings. The committee report does not refer to Policy K5, external lighting, or the North Wessex Downs for this Permission in Principle application. Further detail will be considered at the Technical Details stage.</li> <li>• Land To The Rear Of 3 Swan Street, Kingsclere (23/02664/FUL) for conversion of existing garage and store, to provide a one-bedroom dwelling, together with associated car parking and amenity space. The case officer's report does not refer to Policy K5, external lighting, or the North Wessex Downs.</li> <li>• Caravan At Star Farm, Newbury Road, Kingsclere (22/02983/FUL) for erection of 1no 3no bedroom dwellinghouse, replacing caravan with lawful use granted under BDB/69243. The case officer's report does not refer to Policy K5, external lighting, or the North Wessex Downs.</li> <li>• Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL) for erection of a care home (within Use Class C2) with parking, access, landscaping and other associated works. The appeal decision allows the appeal with the condition of providing an external lighting scheme.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>There were five planning applications relating to new buildings/structures during the monitoring year, one of the case officer reports referenced Policy K5.</p> <ul style="list-style-type: none"> <li>• Priory House, 2 Newbury Road, Kingsclere (23/01658/HSE and 23/01680/LBC) for conversion of outbuilding from Storage to Office. The case officer's reports for both the HSE planning permission and listed building consent do not refer to Policy K5 or external lighting.</li> <li>• Brimley Cottage, 6 Winchester Road, Kingsclere (23/00454/HSE) to replace detached garage and store with detached carport store and home office. The case officer's report does not refer to Policy K5 or external lighting.</li> <li>• Strattons Farm, Newbury Road, Kingsclere (23/01189/AGPD) for proposed steel portal apex framed lean to building to be used as a general-purpose building together with a 10 metre concrete apron. The case officer's report does not refer to Policy K5 or external lighting.</li> <li>• 4 Sandford House Cottages, Knowl Hill, Kingsclere (23/00606/ROC) for variation of Condition 1 of 21/01200/FUL for erection of a 3-bedroom dwellinghouse, detached garage and vehicular access. Internal alterations including rearrangement of Utility and WC; Bathroom/Ensuite Bed 3; new plant room/study. Addition of photovoltaic panels with battery storage and larger storage area, extension to rear of kitchen and removal of corner glazing. Roof design to garage</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>amended and Site arrangement altered. The case officer's report lists Policy K5.</p> <p><u>Refusals</u> No planning applications were refused within the monitoring year for non-compliance with Policy K5.</p>
Policy K6: Reinforcing Kingsclere's Landscape Character	To ensure new development and extensions to existing properties respect the character of Kingsclere.	To ensure development respects the character of Kingsclere and does not affect views & vistas identified in the Conservation Area Appraisal.	<p><u>Consents</u> Four planning applications which related to new dwellings/bedspaces were approved during the monitoring period, three of the case officer reports referenced Policy K6:</p> <ul style="list-style-type: none"> <li>• Land At OS Ref 453630 159306, Little Knowl Hill, Kingsclere (22/03367/PIP) for an application for permission in principle for residential development for a minimum of no.1 and a maximum of 2 no. dwellings. The committee report notes that the proposal conflicts with Policy K6 as the development would harm the rural character of Kingsclere Conservation Area. However, in light of the lack of 5-year land supply provided by the council, the development is not deemed to harm the character to a significant or demonstrable degree to warrant refusal.</li> <li>• Land To The Rear Of 3 Swan Street, Kingsclere (23/02664/FUL) for conversion of existing garage and store, to provide a one-bedroom dwelling, together with associated car parking and amenity space. The case officer's report notes that the proposal is within the Kingsclere Conservation Area. It explains that the functional appearance of the existing building</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>would be largely retained, and the development would not result in an increase in scale to the built form and is considered to preserve the character and appearance of the Conservation Area.</p> <ul style="list-style-type: none"> <li>• Caravan At Star Farm, Newbury Road, Kingsclere (22/02983/FUL) for erection of 1no 3no bedroom dwellinghouse, replacing caravan with lawful use granted under BDB/69243. The case officer's report state that the proposal accords with Policy K6 and considers the proposed dwelling to be appropriate in scale, material and size, and the aesthetic of the permanent structure is considered more sympathetic in the wider landscape than the current caravan.</li> <li>• Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL) for erection of a care home (within Use Class C2) with parking, access, landscaping and other associated works. The appeal decision finds that the proposal is compliant with Policy K6 as the location, scale and density of the single building is not incompatible with the village and will not harm the character or appearance of the area.</li> </ul> <p>There were five planning applications relating to new buildings/structures during the monitoring year, four of the case officer reports referenced Policy K6:</p> <ul style="list-style-type: none"> <li>• Priory House, 2 Newbury Road, Kingsclere (23/01658/HSE and 23/01680/LBC) for conversion of outbuilding from Storage to Office. The case officer's reports for the HSE permission and Listed Building Consent both find the proposal complies with Policy K6, as the development maintains the character</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>and qualities of the local area and the character and heritage of the Listed Building.</p> <ul style="list-style-type: none"> <li>• Brimley Cottage, 6 Winchester Road, Kingsclere (23/00454/HSE) to replace detached garage and store with detached carport store and home office. The case officer's report states that the proposal accords with Policy K6 and notes the proposal maintains the character and qualities of the area in which it's proposed.</li> <li>• Strattons Farm, Newbury Road, Kingsclere (23/01189/AGPD) for proposed steel portal apex framed lean to building to be used as a general-purpose building together with a 10-metre concrete apron. The case officer's report notes that the proposal would not adversely impact the character of the wider rural setting.</li> <li>• 4 Sandford House Cottages, Knowl Hill, Kingsclere (23/00606/ROC) for variation of Condition 1 of 21/01200/FUL for erection of a 3-bedroom dwellinghouse, detached garage and vehicular access. Internal alterations including rearrangement of Utility and WC; Bathroom/Ensuite Bed 3; new plant room/study. Addition of photovoltaic panels with battery storage and larger storage area, extension to rear of kitchen and removal of corner glazing. Roof design to garage amended and Site arrangement altered. The case officer's report lists Policy K6 and finds the proposal would not adversely impact the character of the area.</li> </ul> <p><u>Refusals</u></p>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>One planning application was refused for non-compliance with Policy K6 during the monitoring year:</p> <ul style="list-style-type: none"> <li>Land Near Fawconer Road, Ashford Hill Road, Kingsclere (23/01163/TENO) for proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets. The application was refused as the proposed development would not positively contribute to the streetscene, to the detriment of the visual amenity of the area. The proposal is thus contrary to Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policy K6 of the Kingsclere Neighbourhood Plan 2011-2029; and the NPPF (2021).</li> </ul>
<p>Policy K7: Protecting mature trees and hedgerows and enhancing rural character</p>	<p>To retain existing stock of protected and mature trees and encourage the planting and maintenance of additional trees.</p>	<p>To ensure existing trees are retained where possible or replaced where not possible. Trees planted in new developments are native species.</p>	<p><u>Consents</u></p> <p>Four planning applications which related to new dwellings were approved during the monitoring period, two of the case officer reports referenced Policy K7:</p> <ul style="list-style-type: none"> <li>Land At OS Ref 453630 159306, Little Knowl Hill, Kingsclere (22/03367/PIP) for an application for permission in principle for residential development for a minimum of no.1 and a maximum of 2 no. dwellings. The committee report lists Policy K7 and attaches a condition that a full application provides a Tree Survey, an Arboricultural Impact Assessment, and an Arboricultural Method Statement to ensure compliance with Policy K7.</li> <li>Land To The Rear Of 3 Swan Street, Kingsclere (23/02664/FUL) for conversion of existing garage and store, to provide a one-bedroom dwelling, together with associated car</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>parking and amenity space. The case officer's report notes the site has some mature vegetation and a tree of townscape significance in the Kingsclere Conservation Area Appraisal. However, it finds the tree is outside the red line of the site and the conversion nature of the proposal would not have a detrimental impact upon the tree.</p> <ul style="list-style-type: none"> <li>• Caravan At Star Farm, Newbury Road, Kingsclere (22/02983/FUL) for erection of 1no 3no bedroom dwellinghouse, replacing caravan with lawful use granted under BDB/69243. The case officer's report lists Policy K7 and notes that no trees will be removed to facilitate development, and though the site is below the 20m minimum buffer distance from Northwood Copse, the distance would still not produce any adverse impacts on the trees.</li> <li>• Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL) for erection of a care home (within Use Class C2) with parking, access, landscaping and other associated works. The appeal decision notes that some trees protected by Tree Preservation Orders will be removed. However, it finds that the proposal retains the most important protected trees and tree removals would not seriously undermine the public visual amenity value of the trees on site or next to it. The hedgerow along Ashford Hill Road will also be retained, and a condition will ensure that the extent of canopy cover lost will be established before development commences.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>There were five planning applications relating to new buildings/structures during the monitoring year, one of the case officer reports referenced Policy K7:</p> <ul style="list-style-type: none"> <li>• Priory House, 2 Newbury Road, Kingsclere (23/01658/HSE and 23/01680/LBC) for conversion of outbuilding from Storage to Office. The case officer's report for the HSE application notes that any impact on protected trees is acceptable and can be properly mitigated.</li> <li>• Brimley Cottage, 6 Winchester Road, Kingsclere (23/00454/HSE) to replace detached garage and store with detached carport store and home office. The case officer's report notes there are no TPO within or close to the development site. The report notes that any works to trees or hedgerows within the site may need separate permission due to the site's location within the Conservation Area.</li> <li>• Strattons Farm, Newbury Road, Kingsclere (23/01189/AGPD) for proposed steel portal apex framed lean to building to be used as a general-purpose building together with a 10-metre concrete apron. The case officer's report does not mention Policy K7 or trees and hedges as the proposed building is a lean to for an existing building.</li> <li>• 4 Sandford House Cottages, Knowl Hill, Kingsclere (23/00606/ROC) for variation of Condition 1 of 21/01200/FUL for erection of a 3-bedroom dwellinghouse, detached garage and vehicular access. Internal alterations including rearrangement of Utility and WC; Bathroom/Ensuite Bed 3; new plant room/study. Addition of photovoltaic panels with</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>battery storage and larger storage area, extension to rear of kitchen and removal of corner glazing. Roof design to garage amended and Site arrangement altered. The case officer's report lists Policy K7 and applies a condition that a scheme of hard and soft landscaping and boundary treatments must be submitted before commencement of works, included tree and shrub plantings and replacement trees where appropriate.</p> <p><u>Refusals</u> There were no planning applications refused for non-compliance with Policy K7 during the monitoring year.</p>
Policy K8: Support for Community Infrastructure Projects	To ensure planning obligations are spent on projects supported by the local community.	To support the development of strategic infrastructure projects in the parish through planning obligations.	<p><u>Consents of major planning applications</u> There was one major planning application allowed at appeal during the monitoring year:</p> <ul style="list-style-type: none"> <li>Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL) for erection of a care home (within Use Class C2) with parking, access, landscaping and other associated works. The appeal decision states that the Section 106 agreement would provide on-site infrastructure for biodiversity enhancement, tree works, woodland and landscape planting, maintenance and management and a travel plan; and offsite infrastructure for management of a Site of Importance for Nature Conservation, highway access and footway works. The care home is exempt from Community Infrastructure Levy receipts.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
Policy K9: Provision of good broadband connection	To ensure new development has high quality communications infrastructure.	To ensure new housing development has fibre optic connections.	<p><u>Planning consents requiring connectivity statement</u></p> <p>There was one major planning application allowed at appeal during the monitoring year:</p> <ul style="list-style-type: none"> <li>Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL) for erection of a care home (within Use Class C2) with parking, access, landscaping and other associated works. The appeal decision includes a condition that the development shall not commence until a connectivity statement has been submitted and approved to demonstrate that the development shall provide for good broadband connections that are compatible with available fibre communications infrastructure.</li> </ul>
Policy K10: Design of local shops, pubs and businesses in the conservation area	To ensure that developments from businesses within the conservation area are sensitive to their surroundings.	To ensure that businesses within the conservation area have regard to the Village Design Statement & Conservation Area Appraisal.	<p><u>Planning applications granted for businesses within the conservation area</u></p> <p>No planning applications were consented for businesses within the conservation area during the monitoring year.</p>
Policy K11: Re-use or conversion of agricultural and other rural buildings for business purposes	To encourage rural business to develop whilst safeguarding premises, to ensure they do	To encourage the development of rural businesses through the conversion or re-use of permanent structures whilst having regard to	<p><u>Consents for the change of use of existing rural buildings</u></p> <p>There were no consents relating to the change of use or conversion of agricultural and rural buildings for business purposes during the monitoring year.</p>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
	not have an adverse impact on landscape, roads and residents.	adverse impacts on neighbours, roads & the environment	
Policy K12: Pedestrian walkways	To ensure new developments provide safe pedestrian access to village amenities and encourage walking.	To ensure development improves the footpath and cycleway network.	<u>Consents required to provide improvements to the footpath and cycleway network</u> There was one major planning application allowed at appeal during the monitoring year: <ul style="list-style-type: none"> <li>• Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL) for erection of a care home (within Use Class C2) with parking, access, landscaping and other associated works. The appeal decision refers to a new footway secured through S106 and includes a condition that the development shall not be occupied until the footway amendments to the highway are implemented.</li> </ul>
Policy K13: Parking	To ensure parking is sensitively designed within development sites.	To ensure parking is sensitively designing within development sites to reflect and enhance rural character.	<u>Parking provision for major consents</u> There was one major planning application allowed at appeal during the monitoring year: <ul style="list-style-type: none"> <li>• Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL) for erection of a care home (within Use Class C2) with parking, access, landscaping and other associated works. The appeal decision includes a condition that the development shall not be occupied until the car parking area and turning facilities have been marked out.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p><u>Parking provision for small scale development</u></p> <p>There were three approvals related to small scale new housing within the parish:</p> <ul style="list-style-type: none"> <li>• Land At OS Ref 453630 159306, Little Knowl Hill, Kingsclere (22/03367/PIP) for an application for permission in principle for residential development for a minimum of no.1 and a maximum of 2 no. dwellings. The committee report outlines the details that must be provided at full plan stage for this application to ensure parking provisions meet the highways requirements and guidance in the Parking SPD.</li> <li>• Land To The Rear Of 3 Swan Street, Kingsclere (23/02664/FUL) for conversion of existing garage and store, to provide a one-bedroom dwelling, together with associated car parking and amenity space. The case officer's report finds the proposal is compliant with Policy K13 as it would provide for adequate car parking provision and manoeuvring space for vehicles.</li> <li>• Caravan At Star Farm, Newbury Road, Kingsclere (22/02983/FUL) for erection of 1no 3no bedroom dwellinghouse, replacing caravan with lawful use granted under BDB/69243. The case officer's report mentions Policy K13 and finds the proposal has adequate parking provision in line with highways requirements and the Parking SPD.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<u>Refusals based on Policy K13</u> There were no refusals for non-compliance with Policy K13 during the monitoring year.
Policy K14: Local Green Spaces	To ensure a number of Local Green Spaces are preserved in order to promote social interaction, community activity and active play.	To only allow development on local green space in very special circumstances.	<u>Consents on Local Green Spaces</u> There were no planning applications approved on any of the Local Green Spaces within the monitoring period.  <u>Completions on Local Green Spaces</u> No completions were recorded on Local Green Spaces designated within the Parish.
Policy K15: Green Spaces in new developments	To ensure new development provides public amenity space in accordance with the adopted standards in the Local Plan.	To ensure development provides new green space to benefit local residents.	<u>Consents to provide open space</u> No planning applications were approved to provide open space during the monitoring year.
Policy K16: Allotments	To encourage the provision of further allotments within the parish.	To enhance & increase the provision of allotments within the parish.	<u>Consents to provide allotments</u> No planning applications were approved to provide allotments during the monitoring year.
Policy K17: Heritage assets	To preserve the historic nature of	To ensure development protects and enhances	<u>Planning applications affecting the historic environment</u>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
	the village and parish.	the historic environment of the village.	<p>Five planning applications were granted concerning listed buildings within the monitoring period:</p> <ul style="list-style-type: none"> <li>• Priors House, 2 Newbury Road, Kingsclere (23/01680/LBC) for conversion of outbuilding from Storage to Office. The case officer's report finds the proposal would accord with Policy K17 which seeks to preserve the historic nature of the village and parish.</li> <li>• Priors Mill, North Street, Kingsclere (23/00681/LBC) for Variation of Condition 1 of 20/02857/LBC- Erection of rear extension, and internal/external alterations to existing dwelling - Adjustment to Ground and First Floor Levels, addition of window and dormers to attic space, and installation of window in place of the previously approved French doors on the north-west elevation. The case officer's report lists Policy K17 and finds that the proposed variations do not have an impact on the significance of the heritage assets.</li> <li>• 8 George Street, Kingsclere (23/01896/LBC) for installation of a cast iron box into the wall of the porch. The case officer's report lists Policy K17 and finds that the siting of the proposal and position within a modern porch extension would mean there is no impact on the appearance of the host dwelling and its character and heritage will be preserved.</li> <li>• 16 Swan Street, Kingsclere (22/00620/LBC) for internal and external alterations, including alterations to internal partitions and doorways (retention of unauthorised works), replacement of front and rear doors, repainting of existing windows, insertion of new bathrooms and associated plumbing, insertion</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>of new fire door between kitchen and living room, and insertion of new internal stud partitions. The case officer's report finds the proposal meets Policy K17. The report finds the proposed changes are reversible and the door to be replaced was already modern, and so changes are not harmful to the historic fabric of the building. It applies a condition to provide information on the proposed front door replacement to ensure the new door complies with Policy K17.</p> <ul style="list-style-type: none"> <li>• 21 North Street, Kingsclere (23/02129/LBC) for new rendering to front and side elevations and installation of replacement window. The case officer's report notes that the proposal is acceptable as the existing render and metal window are not considered to contribute positively to the character and appearance of the listed building.</li> </ul> <p><u>Refusals</u> There were no refusals for non-compliance with Policy K17 during the monitoring year.</p>
<b>Site allocations within the Kingsclere Neighbourhood Plan</b>			
Policy KHA1: Allocation of Fawconer Road Site for at least 12 new dwellings	The KNP allocates three sites within the neighbourhood plan to deliver at least 50 units in the parish.	To ensure at least 50 dwellings, as required by Local Plan Policy SS5 are delivered through site allocations in the Kingsclere Neighbourhood Plan.	<p><u>Neighbourhood Development Plan Allocations</u> The Kingsclere Neighbourhood Development Plan allocates three sites for approximately 50 dwellings, it also revises the Settlement Policy Boundary to include the site allocations (where they fell outside the SPB as delineated in the ALP):</p> <ul style="list-style-type: none"> <li>• Policy KHA1: Fawconer Road – 12 dwellings. An outline planning application (19/02370/OUT) was permitted in March</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
	<p>The KNP reviews the Settlement Policy Boundary (SPB) to include the site allocations.</p>		<p>2021 for 13 units. However, the site was sold following the grant of outline permission and a full planning application for a 50-bed care home (21/02814/FUL) was submitted in August 2021. This was refused at committee during the previous monitoring year and allowed on appeal during the monitoring year.</p> <ul style="list-style-type: none"> <li>• Policy KHA2: Coppice Road – 26 dwellings. No applications submitted yet.</li> <li>• Policy KHA3: Strokins Road – 14 dwellings. No applications submitted yet.</li> </ul> <p><u>Consents for site allocations contained within the neighbourhood plan</u>  One planning application related to a site allocation was allowed on appeal during the monitoring year:</p> <ul style="list-style-type: none"> <li>• Land Between A339 And Fawconer Road, Kingsclere (21/02814/FUL) for erection of a care home (within Use Class C2) with parking, access, landscaping and other associated works. The appeal decision finds that this proposal is contrary to Policy KHA1. The inspector notes that the proposed Class C2 care home is a departure from the development plan and would not provide dwellings on site. However, as a five-year land supply cannot be demonstrated only moderate weight is applied to the specific aim of Policy KHA1 to provide only dwellings on site.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p><u>Completions on site allocations</u> No dwellings were completed on the site allocations during the monitoring year.</p> <p><u>Refusals on site allocations</u> No planning applications were refused on site allocations during the monitoring year.</p>

## Old Basing and Lychpit Neighbourhood Plan (Monitoring year 5)

### Old Basing and Lychpit Neighbourhood Plan 2015-2029

#### Monitoring Report 5 covering the period from 1<sup>st</sup> April 2023-31 March 2024

##### Introduction

The Old Basing and Lychpit Neighbourhood Plan was made (adopted) by the borough council on 19 July 2018. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives, and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Old Basing and Lychpit Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Old Basing and Lychpit Parish Council as the 'qualifying body' who produced the plan.**

The council published the first monitoring report on the Neighbourhood Plan in December 2020, which covered the period from 19 July 2018 (the date of adoption) to 31 March 2019 and the first complete monitoring year from 1 April 2019 to 31 March 2020. Subsequent reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This fifth monitoring report covers the period from 1 April 2023 to 31 March 2024, and identifies the position at 1 April 2024.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the Parish.

##### Progress against Local Plan Policy SS5

Under Policy SS5, Old Basing has a requirement to deliver at least 10 homes over the Plan period. The Old Basing and Lychpit Neighbourhood Plan does not include any site allocations due to the Local Plan Policy SS5 requirement being met through windfall development consented prior to the adoption of the Neighbourhood Plan.

The Local Plan site allocation of Swing Swang Lane is located within the Parish but does not count towards the SS5 requirement because it is located within the Settlement Policy Boundary of Basingstoke Town.

The Local Plan identifies that certain other development can count towards the policy requirements of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one of the following:

- Comprise 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy; or
- Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

In the Parish, there have been 45 gross (44 net) dwellings consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2024. This is:

*Table OB&L NP 1: Planning consents counting towards Local Plan Policy SS5 requirement*

Decision date	Planning reference	Site name	Number of dwellings	Allocation in the NP?	Approved before or after adoption of Neighbourhood Plan?
16/09/2014	14/02153/GPDOFF	Peacock House, London Road	24	No	Prior to the adoption of the Neighbourhood Plan
18/02/2020	19/01693/FUL	Lyde Boarding Kennels, London Road	21 (20 net)	No	After the adoption of the Neighbourhood Plan
<b>Total</b>			<b>44</b>		

The consents include Peacock House, London Road and Lyde Boarding Kennels, which are both within the Old Basing SPB but Mapledurwell and Up Nately parish.

As of 31 March 2024, there have been 45 gross (44 net) qualifying completions recorded in the parish, these were 24 located at Peacock House and 21 gross (20 net) at Lyde Boarding Kennels.

### Monitoring of the Old Basing and Lychpit Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Old Basing and Lychpit Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

#### **Overall quantum of development within the parish of Old Basing and Lychpit**

This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.

##### Consents:

Two gross and one net new dwellings were allowed within the parish during the monitoring year at:

- 35 Pyotts Hill, Old Basing (23/01977/FUL) for erection of 1 no. dwelling following demolition of existing dwelling and outbuildings.
- Eagle House, 69 The Street, Old Basing (23/00647/FUL) for change of use to first floor from Office (Use Class E) to a residential 2no bedroom flat (Use Class C3) with external changes to fenestration.

##### Completions:

68 gross and 66 net dwellings were completed in the parish within the monitoring year, these were located at:

- 54 dwellings at Land at Swing Swang Lane (20/03587/RES).
- Nine dwellings at Crossways Childrens Home, 42 Milkingpen Lane, Old Basing (21/00130/FUL).
- Two dwellings at Land at Wildwood Farm, Newnham Lane, Old Basing (21/02593/ROC).
- One gross (zero net) dwelling at 25 Milkingpen Lane, Old Basing (20/02065/FUL).
- One gross (zero net) dwelling at Doe Farm, Newnham Lane, Old Basing (20/01087/FUL).
- One dwelling at Eagle House, 69 The Street, Old Basing (23/00647/FUL).

##### Refusals:

One planning application related to new dwellings was refused during the monitoring year:

- Frogs Castle, Newnham Lane, Old Basing (23/00896/FUL) for erection of 1 no. dwelling with ancillary car parking and amenity space and other associated infrastructure following removal of existing menage.

## Refusals and Appeals

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There was one planning application refused during the monitoring year:

- Frogs Castle, Newnham Lane, Old Basing (23/00896/FUL) for erection of 1 no. dwelling with ancillary car parking and amenity space and other associated infrastructure following removal of existing menage. The application was refused as the proposed development is in an isolated location in open countryside and is not considered to represent a sustainable form of development. It would also not be sympathetic to the character, visual amenity, and scenic quality of the local landscape and introduce inappropriate development in a countryside location. This is contrary to the NPPF (2023); Policies SS1, SS6, EM1, and EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policy OB&L 3 of the Old Basing and Lychpit Neighbourhood Plan 2015-2029; the Landscape, Biodiversity and Trees Supplementary Planning Document (2018); and the Design and Sustainability Supplementary Planning Document (2018). A subsequent appeal has been lodged.

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
<b>Housing</b>			
Policy OB&L3: Settlement Policy Boundary	To allow windfall development where it complies with policies in the Development Plan.	To only allow development outside the SPBs of Old Basing and Basingstoke Town in exceptional circumstances, as	<u>Consents</u> Two gross (one net) new dwellings were allowed within the Old Basing or Basingstoke Town SPB during the monitoring year: <ul style="list-style-type: none"> <li>• 35 Pyotts Hill, Old Basing (23/01977/FUL) for erection of 1 no. dwelling following demolition of existing dwelling and outbuildings. Eagle House, 69 The Street, Old Basing (23/00647/FUL) for change of use to first floor from Office (Use Class E) to a residential 2no bedroom flat (Use Class C3) with external changes to fenestration.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
		set out in Local Plan Policy SS6.	<p>No dwellings were approved outside any SPBs during the monitoring year.</p> <p><u>Completions</u></p> <p>65 gross (64 net) dwelling completions were located within Old Basing or Basingstoke Town SPB:</p> <ul style="list-style-type: none"> <li>• 54 dwellings at Land at Swing Swang Lane (20/03587/RES).</li> <li>• Nine dwellings at Crossways Childrens Home, 42 Milkingpen Lane, Old Basing (21/00130/FUL).</li> <li>• One gross (zero net) dwelling at 25 Milkingpen Lane, Old Basing (20/02065/FUL).</li> <li>• One dwelling at Eagle House, 69 The Street, Old Basing (23/00647/FUL).</li> </ul> <p>Three gross (two net) dwelling completions were located outside of SPBs:</p> <ul style="list-style-type: none"> <li>• Two dwellings at Wildwood Farm Lane at Newnham Lane (2102593/ROC).</li> <li>• One gross (zero net) dwelling at Doe Farm, Newnham Lane, Old Basing(20/01087/FUL).</li> </ul> <p><u>Refusals</u></p> <p>One planning application related to new dwellings was refused during the monitoring year. This was located outside of any SPB:</p> <ul style="list-style-type: none"> <li>• Frogs Castle, Newnham Lane, Old Basing (23/00896/FUL) for erection of 1 no. dwelling with ancillary car parking and amenity space and other associated infrastructure following removal of existing menage. The application was refused as the proposed development is in an isolated location in open countryside and is not considered to represent a</li> </ul>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			sustainable form of development. This is contrary to the NPPF (2023); Policies SS1, SS6, EM1, and EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policy OB&L 3 of the Old Basing and Lychpit Neighbourhood Plan 2015-2029; the Landscape, Biodiversity and Trees Supplementary Planning Document (2018); and the Design and Sustainability Supplementary Planning Document (2018). A subsequent appeal has been lodged.
Policy OB&L8: Housing Mix	Delivering an appropriate mix of housing in the parish, with smaller dwellings preferred.	To ensure new housing development incorporates a mix of types and sizes to meet the needs of the parish, provides a suitable proportion of affordable housing, and helps meet the need for older persons' housing.	<p><u>Major planning consents</u> There were no major planning applications consented within the monitoring period.</p> <p><u>Small sites</u> Two planning applications on small sites (of less than 10) were also approved during the monitoring year:</p> <ul style="list-style-type: none"> <li>• 35 Pyotts Hill, Old Basing (23/01977/FUL) for 1 x 5 bed dwelling (replacement for 1 x 4 bed dwelling). This does not meet the requirements of the policy.</li> <li>• Eagle House, 69 The Street, Old Basing (23/00647/FUL) for change of use to first floor from Office (Use Class E) to a residential 2no bedroom flat (Use Class C3) with external changes to fenestration. This does meet the requirements of the policy.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
<b>Infrastructure</b>			
Policy OB&L1: Movement routes	These policies seek to ensure new	To ensure development improves the	<u>Developments delivering footpath connections</u> There were no major planning applications consented during the monitoring year.
Policy OB&L2: Developer contribution	developments are connected to the existing network and town of Basingstoke.	movement routes identified on Map 5 in the NP.	
<b>Design</b>			
Policy OB&L4: Protection of Iconic views	The policy seeks to ensure new development does not detract from the iconic views of Old Basing.	To ensure new development preserves the landscape setting of the Parish, including through the protection of iconic views.	<u>Planning applications affected by Policy OB&amp;L4</u> No planning applications were submitted during the monitoring period which were located in the area of iconic views.  No planning applications were allowed during the monitoring period within the Loddon valley where views were mentioned.  <u>Refusals</u> There were no refusals located within the area of iconic views.  One planning application where views were mentioned was refused during the monitoring year: <ul style="list-style-type: none"> <li>• Frogs Castle, Newnham Lane, Old Basing (23/00896/FUL) for erection of 1 no. dwelling with ancillary car parking and amenity space and other</li> </ul>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<p>associated infrastructure following removal of existing menage. The application was refused as the proposed development is in an isolated location in open countryside and is not considered to represent a sustainable form of development, which is contrary to Policy OB&amp;L 3 of the Old Basing and Lychpit Neighbourhood Plan 2015-2029. The report finds that the wider views of the site from public and private areas would fail to respect the current rural landscape character. It notes that the footpath to the south of the site would have views into and surrounding the site, and given the rural and tranquil setting surrounding the public footpath network the proposal would cause landscape harm. A subsequent appeal has been lodged.</p>
<p>Policy OB&amp;L6: Protection of Historic Environment</p>	<p>The policy seeks to protect and enhance the historic environment including historic heritage assets in the parish.</p>	<p>To ensure development protects and enhances the historic environment of the village.</p>	<p><u>Consents</u></p> <p>The following five planning applications were granted planning permission within the boundary of or on a listed building. For each of these applications, the case officer noted that the proposals were considered to be acceptable:</p> <ul style="list-style-type: none"> <li>• Lower Mill, Newnham Lane, Old Basing (23/01217/LBC) for variation of Condition 1 of 21/02992/LBC - Addition of a first-floor balcony including increasing size of an existing window opening. Change balcony vertical guarding for posts as detailed in submitted drawings.</li> <li>• Daneshill House, Lutyens Close, Lychpit (23/00212/LBC) for erection of a commemorative plaque.</li> <li>• The Crown Inn, The Street, Old Basing (23/00280/LBC) for repair and rebuild collapsed section of boundary wall.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<ul style="list-style-type: none"> <li>• Bolton Arch, Crabtree Plantation, London Road, Old Basing (23/00795/LBC) for extensive repair of arch and lodges, including repair of stonework and rainwater goods. Replacement of modern roof coverings to lodges.</li> <li>• Lodge Farm, Pyotts Hill, Old Basing (22/01506/LBC) for replacement of 6 no. windows.</li> </ul> <p>One planning application was determined on a Historic Park and Garden during the monitoring year:</p> <ul style="list-style-type: none"> <li>• Bolton Arch, Crabtree Plantation, London Road, Old Basing (23/00795/LBC) for extensive repair of arch and lodges, including repair of stonework and rainwater goods. Replacement of modern roof coverings to lodges. The proposal is considered acceptable and includes a condition that all works shall match the existing in all respects to preserve the special architectural / historic interest and / or setting of the listed building in accordance with the guidance contained within the National Planning Policy Framework (July 2021), Policy OB&amp;L6 of the Old Basing and Lychpit Neighbourhood Plan 2015-2029 (2018), and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.</li> </ul> <p>There were no planning applications determined on Scheduled Monuments.</p> <p><u>Refusals</u> There were no planning applications refused for non-compliance with Policy OB&amp;L6 in the monitoring year.</p>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
Policy OB&L7: Appearance of development	The policy seeks to ensure that new developments have regard to the Village Design Statement and contribute positively to local character and distinctiveness.	To ensure development proposals have regard to the Old Basing and Lychpit Village Design Statement (2006).	<p><u>Consents</u></p> <p>Two planning applications for new dwellings were approved within the monitoring period, both of which cited Policy OB&amp;L7 within the case officers report:</p> <ul style="list-style-type: none"> <li>• 35 Pyotts Hill, Old Basing (23/01977/FUL) for erection of 1 no. dwelling following demolition of existing dwelling and outbuildings. The case officer's report finds the proposal complies with Policy OB&amp;L7. The single dwelling will sit comfortably within the plot and result in a lower density of development compared to an application on the same plot allowed at appeal for three dwellings. The proposal is thus noted to match the character of the area, with the condition imposed to secure details of materials before work commences to ensure compliance with OB&amp;L7.</li> <li>• Eagle House, 69 The Street, Old Basing (23/00647/FUL) for change of use to first floor from Office (Use Class E) to a residential 2no bedroom flat (Use Class C3) with external changes to fenestration. The case officer's report finds the proposal complies with Policy OB&amp;L7 as the proposed exterior changes are in keeping with the existing building and by virtue of design and siting, the proposal will not generate any undue harm to the significance of locally defined notable buildings or the conservation area.</li> </ul> <p><u>Other householder extensions in the parish</u></p> <p>Policy OB&amp;L7 was also used in the determination of a number of smaller household applications which were granted within the monitoring period to ensure that development proposals within the parish had regard to the Village Design Statement.</p>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2023-31 March 2024)
			<u>Refusals</u> There were no planning applications refused for non-compliance with Policy OB&L7 during the monitoring year.
<b>Local Green Spaces</b>			
Policy OB&L5: Protection and enhancement of Local Green Spaces	Policy OB&LNP5 identifies a number of Local Green Spaces in which development will only be permitted in very special circumstances.	To only allow development on local green space in very special circumstances.	<u>Consents</u> No planning applications were determined on land within designated Local Green Space.  <u>Completions</u> No development was completed on designated Local Green Space.

## Wootton St Lawrence with Ramsdell Neighbourhood Plan (Monitoring year 4)

### Wootton St Lawrence with Ramsdell Neighbourhood Plan 2016-2029

#### Monitoring Report 4 covering the period from 1 April 2023-31 March 2024

##### Introduction

The Wootton St Lawrence with Ramsdell Neighbourhood Plan was made (adopted) by the borough council on 19 December 2019. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives, and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Wootton St Lawrence with Ramsdell Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Wootton St Lawrence with Ramsdell Parish Council as the 'qualifying body' who produced the plan.**

The council published the first monitoring report on the Neighbourhood Plan in December 2021, which covered the period from 19 July 2019 (the date of adoption) to 31 March 2020 and the first complete monitoring year from 1 April 2020 to 31 March 2021. Subsequent reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This fourth monitoring report covers the period from 1 April 2023 to 31 March 2024, and identifies the position at 1 April 2024.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the Parish.

##### Progress against Local Plan Policy SS5

Wootton St Lawrence with Ramsdell has no requirement under Policy SS5 to deliver any homes, therefore the Wootton St Lawrence with Ramsdell Neighbourhood Plan does not include any site allocations. Part of the Local Plan site allocation of Manydown is located within the Parish.

### Monitoring of the Wootton St Lawrence with Ramsdell Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Wootton St Lawrence with Ramsdell Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

#### **Overall quantum of development within the parish of Wootton St Lawrence with Ramsdell**

This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.

#### Consents:

One gross (and net) new dwelling was approved during the monitoring year at:

- Ramsdell Village Hall, Basingstoke Road, Ramsdell (23/00277/FUL) change of use and conversion of village hall into one dwelling.

#### Completions:

- There were no completions in the parish during the monitoring year.

#### Refusals:

Two planning applications related to new dwellings were refused during the monitoring year at:

- Land Opposite Recreation Ground East Of Baughurst Road, Ramsdell (23/02547/PIP) for Permission in Principle for residential development for a minimum of 3 no. dwellings and a maximum of 5 no. dwellings.
- Barn At 17 Monk Sherborne Road, Ramsdell (23/02644/FUL) for conversion of barn to form 1no dwelling, with associated amenity space, car parking and associated infrastructure.

## Refusals and appeals

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There were three planning applications refused during the monitoring year:

- Land Opposite Recreation Ground East Of Baughurst Road, Ramsdell (23/02547/PIP) for Permission in Principle for residential development for a minimum of 3 no. dwellings and a maximum of 5 no. dwellings. The application was refused as it is not considered to represent a sustainable form of development, as it would result in the erection of new residential dwellings outside of Settlement Policy Boundary, distanced from facilities and services, and within the countryside. This is contrary to the NPPF; Policies SD1, SS1 and SS6 of the Basingstoke and Deane Local Plan 2011-2029; and Policy WSL5 of the Neighbourhood Plan. Further to these reasons, the application was refused as proposed development would result in a loss of open countryside and harm the rural character and appearance of the area. This is contrary to Sections 12 and 15 of the NPPF; Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; and Section 4 of the Landscape, Biodiversity and Trees Supplementary Planning Document.
- Barn At 17 Monk Sherborne Road, Ramsdell (23/02644/FUL) for conversion of barn to form 1no dwelling, with associated amenity space, car parking and associated infrastructure. The application was refused as it is not considered to be a sustainable form of development. There is insufficient evidence to demonstrate that the building to be converted is not redundant or disused, and the development would not lead to an enhancement of the immediate setting. The proposal thus conflicts with the NPPF; Policies SS1 and SS6 c of the Basingstoke and Deane Local Plan 2011-2029; and Policy WSL5 of the Neighbourhood Plan. Further to these reasons, the application was refused as development would not correspond with the rural character of the area. The development would appear unrelated and detached from the nearby built urban form and could not be integrated within the surrounding area through landscape mitigation. The proposed development is thus contrary to Sections 12 and 15 of the NPPF; Policies EM1, EM10 and SS6 c vi of the Basingstoke and Deane Local Plan 2011-2029; and the Landscape, Biodiversity and Trees Supplementary Planning Document.
- Ebenezer Chapel, Deans Lane, Charter Alley (23/00093/HSE) for demolition of existing two storey rear extension and erection of new two storey rear and side extension to two storey detached private single family dwelling, to provide additional living accommodation and garage. The application was refused as it would be visually intrusive and detrimental to the character and appearance of the street scene and the character and appearance of the host dwelling. This is due to the proposed site's design and siting in a prominent street scene, The proposal would thus be contrary to the NPPF; Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029; and WSL6 of the Neighbourhood Plan. Further to this, the proposal was refused as it would erode and harm the significance of the non-designated heritage asset, Ebenezer Chapel. This is due to the increased massing, bulk, and scale of the

proposed development and unsympathetic architectural forms. Thus, the development would be in conflict with Section 16 of the NPPF; Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029; and the Heritage Supplementary Planning Document (2019). Finally, the application was refused as insufficient evidence had been submitted to demonstrate the presence or otherwise of Protected Species on Site. The development is contrary for this reason to Section 15 of the NPPF; Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029; and Section 5 of the Landscape, Biodiversity and Trees Supplementary Planning Document. This planning application was also dismissed at appeal outside of the monitoring period.

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (1st April 2023-31 March 2024)
<b>Local Gap</b>			
Policy WSL1: Local Gap	Seeks to protect the setting of Wootton St Lawrence Village.	To only allow development within the Local Gap which can protect the setting of Wootton St Lawrence Village.	<u>Consents</u> One planning application was consented on land within the designated Local Gap: <ul style="list-style-type: none"> <li>Land South Of Manor Farm, Wootton St Lawrence (23/01569/FUL) for the creation of an agricultural access and track with associated landscaping. The application is for access associated with the existing farm.</li> </ul> <u>Completions</u> No new dwellings were completed on land within the designated Local Gap.
<b>Local Green Spaces</b>			
Policy WSL2: Local Green Space	The WSL NP identifies a number of Local	To only allow development on local green space	<u>Consents</u> No planning applications were determined on land within designated Local Green Space.

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (1st April 2023-31 March 2024)
	Green Spaces in Policy WSL2.	in very special circumstances.	<u>Completions</u> No new dwellings were completed on designated Local Green Space.
Policy WSL3: Public Rights of Way	The WSL NP seeks to ensure Manydown is integrated with the parish's wider public rights of way network.	To support development which improves the footpath and cycleway network and maintains the character, use and amenity of existing footpaths and bridleways.	<u>Footpath and cycleways at Manydown Site Allocation</u> The Manydown outline planning application (17/00818/OUT) was submitted in March 2017, members of the council's Development Control Committee voted to approve the outline application in July 2020 with a resolution to grant on the site. Permission was granted in December 2021. The outline planning application is for up to 3,520 homes and includes two local centres, two primary schools, land for one secondary school, a Country Park, open space (including Neighbourhood Parks, accessible natural green space, allotments, outdoor sports, play provision and informal open space), indoor sports facilities, five permanent Gypsy and Traveller Pitches, access, and Infrastructure.  The decision notice contained a number of conditions for additional documents that include public rights of way footpaths and cycleways, including a Site-Wide Framework and Country Park Development Brief.  Progress will continue to be reported in subsequent neighbourhood plan monitoring reports.
Policy WSL4: Light Pollution	The policy seeks to ensure that limited impacts	To ensure development does not result in	<u>Consents relating to light pollution</u> New dwellings approved during the monitoring period:

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (1st April 2023-31 March 2024)
	from light pollution are found in the plan area (excluding the Manydown development).	adverse light pollution.	<ul style="list-style-type: none"> <li>• Ramsdell Village Hall, Basingstoke Road, Ramsdell (23/00277/FUL) change of use and conversion of village hall into one dwelling. The case officer's report mentions Policy WSL4. The report finds that the proposal appears to accord with Policy EM10 of the Local Plan, which requires a design led approach to development.</li> </ul> <p>Eight new buildings or extensions were approved during the monitoring period, none of which specifically referenced policy WSL4 in the case officers' reports:</p> <ul style="list-style-type: none"> <li>• Devonia, Deans Lane, Charter Alley (23/00424/HSE) for demolition of an existing detached workshop and erection of a replacement workshop and ancillary accommodation. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design-led approach to development.</li> <li>• Land At Ashley West Heath Road, West Heath, Baughurst (23/00635/HSE) for the erection of detached single storey garage and home working office. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design-led approach to development.</li> <li>• Manor Barn, Upper Wootton (23/01749/HSE) for the erection of a two-storey extension to side with single storey extension to rear. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design-led approach to development.</li> <li>• Cherry Cottage, The Common, Charter Alley (23/02130/HSE) for erection of two storey side extension and part conversion and extension of</li> </ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (1st April 2023-31 March 2024)
			<p>outbuilding. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design-led approach to development.</p> <ul style="list-style-type: none"> <li>• Sheepwash Cottage, Sheepwash Lane, Ramsdell (23/02174/HSE) for erection of a two-storey rear extension. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design-led approach to development.</li> <li>• Bassetts, White Hart Lane, Charter Alley (23/00967/HSE) for proposed erection of single storey timber double garage and store. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design-led approach to development.</li> <li>• Field House, Wootton St Lawrence (23/02986/HSE) for erection of a first-floor rear extension with new dormers. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design-led approach to development.</li> <li>• Kantara, 11 The Common, Charter Alley (23/01966/HSE) for erection of new detached double garage, and installation of new driveway gates. The proposal was considered to accord with policy EM10 of the Local Plan, which requires a design-led approach to development.</li> </ul> <p>There were seven other relevant applications:</p> <ul style="list-style-type: none"> <li>• Land Opposite Winklebury Way, Roman Road, Basingstoke (23/01490/RES) for a reserved matters application for advanced enabling works associated with access to the Manydown site at Winklebury Way, including drainage, earthworks, engineering works and other associated</li> </ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (1st April 2023-31 March 2024)
			<p>works (pursuant to Condition 4 of planning permission 17/00818/OUT). The case officer's report notes that no lighting scheme is required as submission confirms no floodlighting is proposed in the application.</p> <ul style="list-style-type: none"> <li>• Manydown Tennis Club, Wootton St Lawrence (23/00520/FUL) for the erection of padel court shelter over approved padel tennis court. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design-led approach to development.</li> <li>• Land South Of Manor Farm, Wootton St Lawrence (23/01569/FUL) for the creation of an agricultural access and track with associated landscaping. The case officer's report acknowledges WSL4 in this decision. It finds that the proposal is in accordance with Policy EM10 of the Local Plan, which requires a design-led approach to development.</li> <li>• Land At Monk Sherbourne Road And Sand Martin Close, Monk Sherborne Road, Charter Alley (23/00188/ROC) for variation of condition 1 (Approved Plans) and 15 (Biodiversity Enhancement and Management Plan (BEMP)) of permission 21/02134/TDC. The committee report finds the proposal is in accordance with WSL4 as the separation distances between existing and proposed dwellings are fully compliant with the Policy. It also finds the proposal to be in accordance with Policy EM10 of the Local Plan which requires a design-led approach to development.</li> <li>• Whitedown Farm, Wootton St Lawrence (23/02389/ROC) for variation of condition 1 (approved drawings) of planning permission reference 22/02236/FUL to allow amendments and enclosure of the car port. The case officer's report finds the proposal is in accordance with WSL4</li> </ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (1st April 2023-31 March 2024)
			<p>provided that no external lighting be installed on the site without approval by the Local Planning Authority. The report finds the proposal is also in accordance with Policy EM10 of the Local Plan which requires a design-led approach to development.</p> <ul style="list-style-type: none"> <li>• Land On The North Side Of White Hart Lane, Charter Alley (21/00419/FUL) for change of use of the land to equestrian for the keeping of horses for private use, together with the erection of associated stables, an all-weather riding school, 1.25 metre fencing and new access. The committee report finds the proposal is in accordance with WSL4 due to the distance between proposed and existing sites, and confirmation from the Environmental Health Officer that light pollution will not be caused. No external lighting may be installed without approval by the Local Planning Authority. The report also finds the proposal to be in accordance with Policy EM10 the Local Plan which requires a design-led approach to development.</li> <li>• Manydown Land Off Roman Road And Worting Road, Worting Road, Basingstoke (23/00032/FUL) for creation of temporary construction access from Roman Road in connection with the Manydown development site, including widening and alterations to existing highway, along with other associated works including drainage, landscaping and utilities works. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design-led approach to development.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (1st April 2023-31 March 2024)
			<p><u>Refusals relating to light pollution</u> There were no planning applications refused for non-compliance with Policy WSL4 during the monitoring year.</p>
Policy WSL5: New Dwellings	The policy seeks to ensure that new dwellings are policy compliant or are for the infilling of a restricted gap with specific requirements to be met. The policy also seeks smaller dwellings to be delivered.	To support small development sites which meet Policy SS6 and/or are for the infilling of housing within suitable gaps.	<p><u>New dwellings granted permission during the monitoring period</u> One gross (and net) new dwelling was approved during the monitoring period at:</p> <ul style="list-style-type: none"> <li>Ramsdell Village Hall, Basingstoke Road, Ramsdell (23/00277/FUL) change of use and conversion of village hall into one dwelling. The case officer's report mentions Policy WSL5. Further to this, the report finds that Policy SS6 (c) is met as the principle of the proposed development meets the locational criteria set out within the Policy; and the structural survey submitted demonstrates no substantial rebuilding, extension or alteration is required. Therefore, exceptional circumstances have been met in accordance with Policy SS6 (c) where development is permitted in the countryside.</li> </ul> <p><u>Refusals relating to new dwellings</u> Two planning applications were refused during the monitoring period for non-compliance with Policy WSL5 in the monitoring year:</p> <ul style="list-style-type: none"> <li>Land Opposite Recreation Ground East Of Baughurst Road, Ramsdell, Hampshire (23/02547/PIP) for Permission in Principle for residential development for a minimum of 3 no. dwellings and a maximum of 5 no. dwellings. The case officer's report found that development was contrary</li> </ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (1st April 2023-31 March 2024)
			<p>to Policy WSL5 of the Neighbourhood Plan as the site is within the open countryside.</p> <ul style="list-style-type: none"> <li>Barn At 17 Monk Sherborne Road, Ramsdell, Hampshire (23/02644/FUL) for conversion of barn to form 1no dwelling, with associated amenity space, car parking and associated infrastructure. The case officer's report found that the scheme fails to accord with Policy WSL5 of the neighbourhood plan and would not represent a sustainable form of development. The site characteristics do not comply with the infilling requirements of Policy WSL5 and thus fails to accord with the new housing policy of the neighbourhood plan.</li> </ul>
Policy WSL6: Replacement or extension of dwellings	The policy sets criteria for the extension and replacement of dwellings and for residential annexes.	To support the replacement of dwellings, extension of dwellings and residential annexes, where they meet the criteria set out in the policy.	<p><u>Decisions related to Policy WSL6</u></p> <p>No replacement dwellings were granted planning permission within the monitoring period.</p> <p>There was one application approved for the conversion of an existing building into a dwelling:</p> <ul style="list-style-type: none"> <li>Ramsdell Village Hall, Basingstoke Road, Ramsdell (23/00277/FUL) change of use and conversion of village hall into one dwelling. The case officer's report refers to Policy WSL6 and makes the condition that if the property were to be extended in the future, it could impact surrounding properties. It was considered reasonable to remove all relevant permitted development rights in the property, to maintain accordance with Policy WSL6.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (1st April 2023-31 March 2024)
			<p><u>Extensions granted during the monitoring period</u>  Four extensions were approved during the monitoring period:</p> <ul style="list-style-type: none"> <li>• Manor Barn, Upper Wootton (23/01749/HSE) for the erection of a two-storey extension to side with single storey extension to rear. The case officer's report refers to Policy WSL6, and the proposal was considered to accord with this policy.</li> <li>• Cherry Cottage, The Common, Charter Alley (23/02130/HSE) for erection of two storey side extension and part conversion and extension of outbuilding. Policy EM10 was used to justify a condition around construction materials, as this policy requires a design-led approach to development.</li> <li>• Sheepwash Cottage, Sheepwash Lane, Ramsdell (23/02174/HSE) for erection of a two-storey rear extension. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design-led approach to development.</li> <li>• Field House, Wootton St Lawrence (23/02986/HSE) for erection of a first-floor rear extension with new dormers. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design-led approach to development.</li> </ul> <p><u>Refusals</u>  One planning application was refused because it was contrary to Policy WSL6:</p> <ul style="list-style-type: none"> <li>• Ebenezer Chapel, Deans Lane, Charter Alley (23/00093/HSE) for demolition of existing two storey rear extension and erection of new two</li> </ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (1st April 2023-31 March 2024)
			<p>storey rear and side extension to two storey detached private single-family dwelling, to provide additional living accommodation and garage. This was refused as it was contrary to the NPPF; Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029; and WSL6 of the Neighbourhood Plan because it would be visually intrusive and detrimental to the character and appearance of the street scene and the character and appearance of the host dwelling. This is due to the proposed site's design and siting in a prominent street scene. Further to this, the proposal was refused as it would erode and harm the significance of the non-designated heritage asset, Ebenezer Chapel. This is due to the increased massing, bulk, and scale of the proposed development and unsympathetic architectural forms.</p>
<p>Policy WSL7: Detached buildings in the gardens of dwellings</p>	<p>The policy sets criteria for garages and other incidental buildings in the garden of a dwelling.</p>	<p>To support new garages and incidental buildings in gardens where they meet the relevant policy criteria.</p>	<p><u>Proposals granted for new garages or incidental buildings</u></p> <p>Three planning applications were granted during the monitoring period for detached buildings in the gardens of dwellings:</p> <ul style="list-style-type: none"> <li>• Devonia, Deans Lane, Charter Alley (23/00424/HSE) for demolition of an existing detached workshop and erection of a replacement workshop and ancillary accommodation. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design led approach to development.</li> <li>• Land At Ashley West Heath Road, West Heath, Baughurst (23/00635/HSE) for the erection of detached single storey garage and home working office. The proposal was considered to accord with Policy</li> </ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (1st April 2023-31 March 2024)
			<p>EM10 of the Local Plan, which requires a design led approach to development.</p> <ul style="list-style-type: none"> <li>• Bassetts, White Hart Lane, Charter Alley (23/00967/HSE) for proposed erection of single storey timber double garage and store. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design led approach to development.</li> <li>• Kantara, 11 The Common, Charter Alley (23/01966/HSE) for erection of new detached double garage, and installation of new driveway gates. The proposal was considered to accord with Policy EM10 of the Local Plan, which requires a design led approach to development.</li> </ul>
Policy WSL8: Valued Facilities	The policy identifies valued facilities within the policy.	Support enhancement of existing Valued Facilities. In addition, to ensure development does not result in the loss of or have an adverse impact on the identified Valued Facilities, unless	<p><u>Approvals for Valued Facilities</u> No planning applications were approved within the monitoring period for new valued facilities.</p> <p><u>Refusals for Valued Facilities</u> No planning applications were refused within the monitoring period for new valued facilities.</p> <p><u>Loss of Valued Facilities</u> One application was determined during the monitoring period which would result in the loss of a valued facility at:</p> <ul style="list-style-type: none"> <li>• Ramsdell Village Hall, Basingstoke Road, Ramsdell (23/00277/FUL) change of use and conversion of village hall into one dwelling. The case</li> </ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (1st April 2023-31 March 2024)
		it meets the exceptional criteria set out in the policy.	officer's report refers to Policy WSL8 in its decision. It finds that the principle of development is considered to be acceptable in accordance with Policy WSL8 as the replacement village hall was approved and subsequently built, and so the essential valued facility has been replaced and the original hall is no longer a valued facility.
Policy WSL9: Provision of Community Facilities	The policy encourages community facilities where they meet the criteria within the policy.	To ensure new community facilities (namely day nurseries, church and village halls) are supported where they meet the criteria in the policy.	<p><u>Approvals for community facilities</u> No planning applications were approved within the monitoring period for new community facilities.</p> <p><u>Refusals for community facilities</u></p> <ul style="list-style-type: none"> <li>No planning applications were refused within the monitoring year for new community facilities.</li> </ul>

## Ashford Hill with Headley (Monitoring year 1)

### Ashford Hill with Headley Neighbourhood Plan 2022-2029

#### Monitoring Report 1 covering the period from 21 October 2022-31 March 2024

##### Introduction:

The Ashford Hill with Headley Neighbourhood Plan was made (adopted) by the borough council on 20<sup>th</sup> October 2022. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives, and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Ashford Hill with Headley Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Ashford Hill with Headley Parish Council as the 'qualifying body' who produced the plan.**

This first monitoring report covers the period from 21 October 2022-31 March 2023 and 1 April 2023-31 March 2024.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the Parish.

##### Progress against Local Plan Policy SS5:

Ashford Hill with Headley has no requirement under Policy SS5 to deliver any homes, therefore the Ashford Hill with Headley Neighbourhood Plan does not include any site allocations.

## Monitoring of the Ashford Hill with Headley Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Ashford Hill with Headley Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

<b>Overall quantum of development within the parish of Ashford Hill with Headley</b>
<p>This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.</p> <p><u>Consents:</u></p> <p>57 gross and net new dwellings were allowed within the parish during the monitoring period at:</p> <ul style="list-style-type: none"><li>• Larkspur House, Newbury Road, Headley (21/01088/FUL) for erection of two detached dwellings and garages, the formation of a new access and landscaping (allowed on appeal during 2022-2023).</li><li>• Land At Neats House, Common Road, Headley (21/01867/OUT) for outline planning application for the erection of 2 dwellings including access and layout (allowed on appeal during 2022-2023).</li><li>• Land At The South Side, Ashford Hill Road, Ashford Hill (21/03808/RES) for a reserved matters application for erection of 27 dwellings with associated development works, including appearance, landscaping, layout and scale (Pursuant to Outline Planning Application 19/02726/OUT) (allowed during 2022-2023).</li><li>• Land At Ram Alley, Ram Alley, Ashford Hill (22/01715/FUL) for erection of 1 no. dwelling with associated parking and amenity (allowed during 2022-2023).</li><li>• Land To The North Of Catts Farm, Newbury Road, Headley (22/02885/PIP) for an application for Permission in Principle for the erection of a minimum of 1 no. and a maximum of 2 no. dwellings (allowed during 2022-2023).</li><li>• The Glade, Common Road, Headley (22/03069/FUL) for revision to planning consent 21/03253/FUL for the proposed erection of 2 x detached dwellings with associated parking and amenity space (allowed during 2022-2023).</li><li>• Cherry Cottage, Holdrop Hill, Headley (23/00081/PIP) for Permission in Principle for residential development of 4 no. dwellings.</li><li>• Land At Knightsbridge Drive, Headley (23/01174/FUL) for erection of 4 no. dwellings.</li><li>• Land At 452090 161852 Galley Lane, Headley (22/02697/PIP) for Permission in Principle for residential development for a minimum of 1 no. and a maximum of 4 no. dwellings.</li><li>• Freemantle Farm, Hannington Road North Oakley And Land At Galley Lane, Headley (20/00386/FUL) for full planning permission via enabling development for works to the listed barn for agricultural and ancillary residential storage use; conversion and extension of</li></ul>

former stable barn to form 1 no. 4 bedroom dwelling; demolition and part demolition of farm buildings, lean-to extension and single storey extension at Freemantle Farm, North Oakley. Outline permission for the erection of 7 no. dwellings as enabling development on a site adjacent Galley Lane, Headley. The site for seven dwellings is located in Ashford Hill with Headley parish.

- Plum Tree Farm, Galley Lane, Headley (23/01037/PIP) for an application for Permission in Principle for residential development for a minimum of 2 no. dwellings and a maximum of 3 no. dwellings (including demolition of existing agricultural buildings).
- Land Adjacent To A339 Headley, Newbury Road, Headley (22/01504/PIP) for permission in principle for the erection of a minimum of 1 no. and maximum of 2 no. residential dwellings. This was allowed at appeal.
- Dairy House Farm, Ashford Hill (22/03361/FUL) for removal of existing barn and erection of detached dwelling; with associated parking, turning, landscaping, private amenity space and access.
- Hillcroft, Newbury Road, Headley (23/01328/PIP) for Permission in Principle for the erection of a minimum of 1 no. detached dwellinghouse and a maximum of 1 no. detached dwellinghouse with detached garage.
- Land At Headley Common Farm, Common Road, Headley (23/00263/TDC) for an application for Technical Details Consent for the erection of 1 no. dwelling and detached garage; in accordance with Permission in Principle 21/01697/PIP.
- Paddock Land At Woodlands Park Farm, Ram Alley (23/01286/FUL) for erection of 1 no. dwelling with associated parking and amenity land.

#### Completions:

There were eight gross (four net) dwelling completions within the parish during the monitoring year (2023-2024 only) at:

- Four gross (two net) dwellings at Woodlands Park Farm, Ram Alley (17/03461/FUL).
- One gross (zero net) dwelling at Boma, Ashford Hill Road (20/00502/FUL).
- One dwelling at Land at The Willows, Ashford Hill Road (20/01435/FUL).
- One dwelling at Wheathold House (21/03661/FUL).
- One gross (zero net) dwelling at Woodlands Farm, Woodhouse Lane (20/02417/FUL).

#### Refusals:

Seven planning applications related to new dwellings were refused during the monitoring period at:

- Land To The South West Of Ashford Hill Road, Ashford Hill (22/03143/OUT) for an outline application for up to 47 dwellings with associated access and landscaping (with appearance, landscaping, layout and scale reserved) (refused during 2022-2023).
- Land Adjacent To A339 Headley, Newbury Road, Headley (22/01504/PIP) for permission in principle for the erection of a minimum of 1 no. and maximum of 2 no. residential dwellings (refused during 2022-2023, this was allowed at appeal during 2023-2024).

- Land South Of Holt Cottages, Ashford Hill (21/02696/OUT) for an outline planning application for the erection of 36 dwellings, including affordable housing, with associated public open space and landscaping, together with means of access from the B3051 (refused during 2022-2023 and dismissed at appeal during 2023-2024).
- Land Adjoining Hillside House, Ashford Hill Road, Headley (22/02209/FUL) for erection of 2 no. five-bed dwellings with associated landscaping.
- Land Adjacent To Council Houses, North Of Galley Lane, Headley (23/02523/PIP) for permission in principle for residential development for 4no. dwellings.
- Land At OS Ref 451959 162296 Harrow Drive, Headley (23/02520/PIP) for permission in principle for a single residential dwelling.
- Land At OS Ref 451959 162296 Harrow Drive, Headley (23/00329/PIP) for permission in principle for a single residential dwelling (also dismissed at appeal during 2023-2024).

### Refusals and appeals

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There were nine planning applications refused during the monitoring period:

- Land To The South West Of Ashford Hill Road, Ashford Hill (22/03143/OUT) for an outline application for up to 47 dwellings with associated access and landscaping (with appearance, landscaping, layout and scale reserved) (refused during 2022-2023). This proposal was refused as the proposed development would harm the character, visual amenity and scenic quality of the local landscape by virtue of introducing inappropriate residential development to a countryside location, and it would cause less than substantial harm to the setting of the Grade II Listed Building St. Paul's Church. Furthermore, the biodiversity metric calculation submitted states the development will deliver a 58.39% loss for biodiversity with inadequate information supplied for offset delivery, and it has not been satisfactorily demonstrated that Dormice and Great Crested Newts are present on site or absent. A final point of refusal is that the proposal does not make adequate provision for community and infrastructure contributions. The proposal is thus contrary to the NPPF (2021); Local Plan Policies CN1, CN6, EM1, EM4, EM5, EM10 and EM11; and Neighbourhood Plan Policies L1, NE1, HA, HD1, HD3 and HD4.
- Land Adjacent To A339 Headley, Newbury Road, Headley (22/01504/PIP) for permission in principle for the erection of a minimum of 1 no. and maximum of 2 no. residential dwellings (refused during 2022-2023, this was allowed at appeal during 2023-2024). The application was refused during 2022-2023 as the proposal is considered to be in an unsuitable location outside a Settlement Policy

Boundary within open countryside. This is contrary to the NPPF (2021); Local Plan Policies SD1, SS6E, EM1 and EM10; and the Ashford Hill with Headley Neighbourhood Development Plan. The subsequent appeal was allowed in the 2023-2024 monitoring year as the council could not demonstrate a 5-year land supply, and the proposal was not deemed to harm the character and appearance of the area given the existing context of the site, and so conflicts with policies only carry modest weight. Thus, the provision of between one and two dwellings would make a small but positive contribution towards housing supply and the adverse impacts would not significantly and demonstrably outweigh the benefits.

- Land South Of Holt Cottages, Ashford Hill (21/02696/OUT) for an outline planning application for the erection of 36 dwellings, including affordable housing, with associated public open space and landscaping, together with means of access from the B3051 (refused during 2022-2023). The application was refused due to the adverse harm the proposal would cause to the landscape character and visual amenity of the area, by virtue of introducing inappropriate residential development into a countryside location. Further to this, the proposal did not make adequate provision for community and infrastructure contributions. The proposal was thus contrary to the NPPF (2021); Local Plan Policies EM1, EM5, EM5, EM10, CN1 and CN6; and Neighbourhood Plan Policies L1, HD1, HD4 and NE1. The subsequent appeal was dismissed in the 2023-2024 monitoring year as the proposal is at odds with the spatial strategy and would fail to promote sustainable transport whilst harming the landscape, conflicting with the development plan as a whole.
- Land Adjoining Hillside House, Ashford Hill Road, Headley (22/02209/FUL) for erection of 2 no. five-bed dwellings with associated landscaping. This proposal was refused as it would not integrate into the street scene and would be detrimental to the visual amenity of the area, contrary to the NPPF (2021); Local Plan Policies EM1 and EM10; and Policies HD1 and HD3 of the Neighbourhood Plan. A subsequent appeal was dismissed outside of the monitoring period.
- Land Adjacent To Council Houses, North Of Galley Lane, Headley (23/02523/PIP) for permission in principle for residential development for 4no. dwellings. The application was refused as it is not considered a sustainable form of development and provides no justification for development in the countryside. Furthermore, by introducing inappropriate development in the countryside this proposal would fail to respect and integrate with the character, visual amenity, and scenic quality of the local landscape. This is contrary to the NPPF; Local Plan Policies EM1, EM10, SS1 and SS6; and Neighbourhood Plan Policies L1, NE3, HD1, and HD3. A subsequent appeal was lodged outside of the monitoring period.
- Land At OS Ref 451959 162296 Harrow Drive, Headley (23/02520/PIP) for permission in principle for a single residential dwelling. This proposal was refused as it would introduce an inappropriate form of development into a countryside location which would not be sympathetic to, and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape. This is contrary to the NPPF (2023); Local Plan Policies EM1 and EM10; and Neighbourhood Plan Policies L1, HD1, and HD3.

- Land At OS Ref 451959 162296 Harrow Drive, Headley (23/00329/PIP) for permission in principle for a single residential dwelling. This proposal was refused as it would introduce an inappropriate form of development into a countryside location which would not be sympathetic to, and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape. This is contrary to the NPPF (2023); Local Plan Policies EM1 and EM10; and Neighbourhood Plan Policies L1, HD1, and HD3. The subsequent appeal was dismissed in the 2023-2024 monitoring year as the proposal would conflict with the development plan when read as a whole, as the development would not be sympathetic to local character and history. The proposal is found to still conflict with Local Plan Policies EM1 and EM10 and Neighbourhood Plan Policies L1 and HD3, where cumulative benefits do not outweigh the harms.
- Stark House Farm, Ashford Hill Road, Goose Hill (23/02573/HSE and 23/02574/LBC) for Single Storey Oak Framed Garden Room Extension to Rear (amended resubmission of planning and listed building consents ref. 23/00482/HSE & 23/00483/LBC). The FUL application and Listed Building Consent were both refused as the depth and cumulative impact of the proposed and existing extensions erode the character, form, setting and appearance of the Grade II listed dwelling. This would conflict with the NPPF (2023), Section 16 of the Listed Buildings and Conservation Areas Act 1990; Policies EM10 and EM11 of the Local Plan; the Heritage SPD (2019); and the Newnham Conservation Area Appraisal (2004).

Four planning applications that were refused during a previous monitoring year were allowed at appeal during the monitoring period:

- Land At Grid Reference 450907 163269, Newbury Road, Headley (19/00441/FUL) for use of land for the stationing of caravans for residential purposes and erection of 4 no utility/day rooms (allowed on appeal during 2022-2023). This application was superseded by an application for four dwellings during 2023-2024 (23/01174/FUL). The appeal was allowed as the proposal would comply with the development plan overall. The harm to the character and appearance of the area, biodiversity, and designated heritage asset would be outweighed by the benefits. These benefits include assisting in ensuring the council reaches a 5-year land supply, and meeting Local Plan Policies EM4, EM12, and all but part b of CN5.
- Land At Neats House, Common Road, Headley (21/01867/OUT) for outline planning application for the erection of 2 dwellings including access and layout (allowed on appeal during 2022-2023). The appeal was allowed as the council can not demonstrate a 5-year land supply, and the proposal would make a small but positive contribution to the supply of housing in the area. Additionally, planning permission for erection of a single dwelling has been granted at the site (22/00033/OUT), which limits the extent of harm from encroaching as the site it likely to experience some degree of built form and domestic appearance. Thus, the adverse impacts would not significantly and demonstrably outweigh the benefits.
- Larkspur House, Newbury Road, Headley (21/01088/FUL) for erection of two detached dwellings and garages, the formation of a new access and landscaping (allowed on appeal during 2022-2023). The appeal was allowed as the council could not demonstrate a 5-

year land supply, and the proposal would make a modest contribution to housing supply which is given significant weight. The proposal is also found to be an economic investment with a degree of sustainability achieved through compliance with Building Regulations Standards, and there is no conflict found with the development plan in terms of the character and appearance of the area and highway safety.

- Land Adjacent To A339 Headley, Newbury Road, Headley (22/01504/PIP) for permission in principle for the erection of a minimum of 1 no. and maximum of 2 no. residential dwellings (refused during 2022-2023, allowed at appeal during 2023-2024). The appeal decision noted that the proposal does contradict with Policy SS6 of the Local Plan, however the appeal was allowed as there are material considerations that weigh in favour of the proposal due to the lack of a 5-year housing land supply. It also notes that despite being classified as open countryside, the site is in a semi-rural area. Thus, the development of up to two-dwellings is not found to be harmful to the semi-rural character and appearance of the area and would not conflict with Local Plan Policies EM1 or EM10, or Neighbourhood Plan Policies L1 or HD3.

Two planning applications were refused during a previous monitoring year and dismissed at appeal during the monitoring period:

- Wrens Farm, Little Knowl Hill, Ashford Hill (21/02908/FUL) for erection of new single storey 4 bed dwelling, detached garage with accommodation above, new access and associated landscaping to the site of existing listed Wren Farm Cottage (dismissed at appeal during monitoring year 2022-2023). The appeal was dismissed as it was found that the proposal would detract from the rural landscape to the detriment of the character and appearance of the area, and this harm significantly and demonstrably outweighs the benefits.
- Land North East Of Little Knowl Hill, Ashford Hill (22/02069/PIP) for Permission in Principle for residential development for a minimum of 1 no. and a maximum of 2 no. dwellings. The appeal was dismissed because the proposal would be contrary to development plan policies. It would be harmful to the character and appearance of the area, which would not accord with Local Plan Policies EM1 and EM10, Neighbourhood Plan Policy L1 and HD3. The location of the development would not accord with LP policies SS1 and SS6.

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
<b>Landscape</b>			
Policy L1: Landscape Character	Development will only be permitted where it can show through an appropriate level of technical landscape work, that the proposals respect, enhance and are sympathetic to the landscape character and visual amenity of the parish. For all major development proposals, a landscape strategy must be submitted in accordance with the specific	To only allow development which respects, enhances and is sympathetic to the landscape character and visual amenity of the parish. To ensure major development proposals submit a landscape strategy in line with the specific criteria within the policy.	<p><u>Major development</u></p> <p>One major development was approved during the monitoring period:</p> <ul style="list-style-type: none"> <li>Land At The South Side, Ashford Hill Road, Ashford Hill (21/03808/RES) for a reserved matters application for erection of 27 dwellings with associated development works, including appearance, landscaping, layout and scale (Pursuant to Outline Planning Application 19/02726/OUT) (allowed during 2022-2023). The case officer's report finds the reserved matters application complies with Policy L1 due to the amended details for soft and hard landscaping. The design of the proposal in the reserved matters is found to be in keeping with the landscape character of the area. A landscape strategy was submitted with the initial outline planning application in the previous monitoring year and is not relevant at this stage.</li> </ul> <p><u>Consents</u></p> <p>15 planning applications which related to new dwellings were approved during the monitoring period, 14 of the case officer reports referenced Policy L1:</p> <ul style="list-style-type: none"> <li>Larkspur House, Newbury Road, Headley (21/01088/FUL) for erection of two detached dwellings and garages, the formation of a new access and landscaping (allowed on appeal during 2022-2023). The appeal decision finds the proposal complies with Policy L1 and will respect the landscape character and visual amenity of the area, as it forms part of the existing built-up area of Headley and would not appear incongruous to the existing frontage and pattern of development.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
	criteria in the policy.		<ul style="list-style-type: none"> <li>• Land At Neats House, Common Road, Headley (21/01867/OUT) for outline planning application for the erection of 2 dwellings including access and layout (allowed on appeal during 2022-2023). The appeal decision finds that the proposal conflicts with Policy L1 as the erection of two dwellings here would have an urbanising and encroaching effect that would reduce the sense of rural, undeveloped countryside. However, this conflict is only given moderate weight in relation to the council's lack of 5-year land supply and existing planning permission on the site granted under 22/00033/OUT.</li> <li>• Land At Ram Alley, Ram Alley, Ashford Hill (22/01715/FUL) for erection of 1 no. dwelling with associated parking and amenity (allowed during 2022-2023). The case officer's report finds the proposal complies with Policy L1, as the proposed dwelling would be seen within the context of other residential dwellings and a landscape scheme secured by condition will mitigate potential adverse impacts on landscape character.</li> <li>• Land To The North Of Catts Farm, Newbury Road, Headley (22/02885/PIP) for an application for Permission in Principle for the erection of a minimum of 1 no. and a maximum of 2 no. dwellings (allowed during 2022-2023). The case officer's report refers to Policy L1 and finds the siting of the dwellings would largely accord with the established pattern/character of development within the rural settlement of Headley, by virtue of siting them within a linear row of dwellings.</li> <li>• The Glade, Common Road, Headley (22/03069/FUL) for revision to planning consent 21/03253/FUL for the proposed erection of 2 x detached dwellings with associated parking and amenity space (allowed</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>during 2022-2023). The case officer's report finds the revision complies with Policy L1 as the scheme would integrate into the surrounding landscape character of the area and acceptable landscaping proposals will be secured by condition.</p> <ul style="list-style-type: none"> <li>• Cherry Cottage, Holdrop Hill, Headley (23/00081/PIP) for Permission in Principle for residential development of 4 no. dwellings. The committee report finds the proposal complies with Policy L1 as the development would be acceptable in principle with regard to its impact on the landscape character, and further details with regard to natural planting and landscaping will be secured via condition to further improve the visual amenity of the development.</li> <li>• Land At Knightsbridge Drive, Headley (23/01174/FUL) for erection of 4 no. dwellings. The case officer's report finds the proposal complies with Policy L1 overall, however notes that the proposed four residential dwellings represent a greater level of development than the previously approved four pitches on the site (19/00441/FUL). The report finds that despite this the proposal has been designed to respect the existing built form in the area, although without mitigation there would be some conflict with Policy L1, and so applies conditions to ensure appropriate landscape character is maintained.</li> <li>• Land At 452090 161852 Galley Lane, Headley (22/02697/PIP) for Permission in Principle for residential development for a minimum of 1 no. and a maximum of 4 no. dwellings. The committee report finds the proposal complies with Policy L1 as the development would be acceptable in principle with regard to its impact on the landscape</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>character, and further details with regard to natural planting and landscaping will be secured via condition to further improve the visual amenity of the development.</p> <ul style="list-style-type: none"> <li>• Plum Tree Farm, Galley Lane, Headley (23/01037/PIP) for an application for Permission in Principle for residential development for a minimum of 2 no. dwellings and a maximum of 3 no. dwellings (including demolition of existing agricultural buildings). The case officer's report finds the proposal complies with Policy L1 and is considered acceptable in principle with regard to its impact on landscape character, subject to details submitted at the TDC stage with further details for natural planting and landscaping secured via condition.</li> <li>• Land Adjacent To A339 Headley, Newbury Road, Headley (22/01504/PIP) for permission in principle for the erection of a minimum of 1 no. and maximum of 2 no. residential dwellings. This was allowed at appeal. The appeal decision finds there is no conflict with Policy L1 in principle as the site would not be harmful to the semi-rural character and appearance of the area.</li> <li>• Dairy House Farm, Ashford Hill (22/03361/FUL) for removal of existing barn and erection of detached dwelling; with associated parking, turning, landscaping, private amenity space and access. The case officer's report refers to Policy L1 and finds the proposed development would be a sympathetic addition to the character and appearance of the surrounding landscape. The surrounding residential properties are noted to vary in character, appearance, and scale, as such there is no prevailing design</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>in the area and the farm-house style design of the proposed dwelling is considered acceptable within the background of agricultural fields.</p> <ul style="list-style-type: none"> <li>• Hillcroft, Newbury Road, Headley (23/01328/PIP) for Permission in Principle for the erection of a minimum of 1 no. detached dwellinghouse and a maximum of 1 no. detached dwellinghouse with detached garage. The case officer's report refers to Policy L1 and finds the proposal is acceptable in principle as the development is sited within an area characterised by linear as well as scattered housing, and the dwelling would largely accord with the established pattern of development in the settlement of Headley. Thus, the proposal would not result in adverse harm to the landscape character.</li> <li>• Land At Headley Common Farm, Common Road, Headley (23/00263/TDC) for an application for Technical Details Consent for the erection of 1 no. dwelling and detached garage; in accordance with Permission in Principle 21/01697/PIP. The case officer's report refers to Policy L1 and finds the proposals fall within the parameters of the Permission in Principle. The report notes the development would relate to other surrounding development and would not result in significant and demonstrable harm to the local landscape character that could not be mitigated against.</li> <li>• Paddock Land At Woodlands Park Farm, Ram Alley (23/01286/FUL) for erection of 1 no. dwelling with associated parking and amenity land. The case officer's report finds the proposed dwelling complies with Policy L1 if an appropriate landscaping scheme is provided, which is secured via condition.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>• Freemantle Farm, Hannington Road, North Oakley, Tadley (20/00386/FUL) for full planning permission via enabling development for works to the listed barn for agricultural and ancillary residential storage use; conversion and extension of former stable barn to form 1 no. 4 bedroom dwelling; demolition and part demolition of farm buildings, lean-to extension and single storey extension at Freemantle Farm, North Oakley. Outline permission for the erection of 7 no. dwellings as enabling development on a site adjacent Galley Lane, Headley. The site for seven dwellings is located in Ashford Hill with Headley parish. The committee report notes that the proposed dwellings would have an impact on the local landscape character. An appropriate design scheme including hard and soft landscaping is secured via condition to mitigate these impacts.</li> </ul> <p>There were twelve planning applications relating to new buildings during the monitoring period, seven of the case officer reports referenced Policy L1:</p> <ul style="list-style-type: none"> <li>• Berkshire Pools, Ashford Hill Road, Headley (23/01932/FUL) for demolition of office, showroom and stores to allow construction of single storey building for same use (Class E - Commercial, Business and Service). The case officer's report refers to Policy L1 and finds the proposal would not have a harmful visual impact on the character of the area in principle, as the scale and mass of the proposed building would be proportionate in relation to the size of the site.</li> <li>• Humbers Farm, Ashford Hill (23/01094/LDPO) for a certificate of lawfulness for the proposed erection of a single storey annexe building for purposes incidental to enjoyment of dwelling house. The case</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>officer's report notes that the presence of an outbuilding for the use of a garage/workshop building is not an unreasonable or unusual use in residential curtilage and permission is granted as the proposal meets the tests for permitted development.</p> <ul style="list-style-type: none"> <li>• Knightsfield, 9 Knightsbridge Drive, Headley (23/01574/HSE) for conversion of existing studio to create an ancillary granny annexe. The case officer's report finds the proposal will maintain the character and qualities of the area.</li> <li>• Pavilion, Ashford Hill Recreation Ground, Chapel Lane Ashford Hill (23/00038/FUL) for erection of machinery store. The case officer's report notes that the proposal would not harm the character of the streetscene and local area by virtue of size, design, and siting.</li> <li>• Springfield, Newbury Road, Headley (23/00438/RET) for a retrospective application for erection of agricultural barn/store and drive/parking area (amended scheme to that approved under 19/00162/FUL and 20/01665/FUL, and request for new agricultural tie condition to vary original wording imposed to reflect perceived intent). The case officer's report finds the proposal complies with Policy L1 as the design of the building is acceptable within the context of the surrounding area. It is noted that there are residential buildings in the vicinity and so the residential influence on the design does not harm the character of the area.</li> <li>• Springfield, Newbury Road, Headley (23/00492/ROC) for variation of condition 1 (plans), 5 and 8a and 8b of 20/00550/FUL to alter location of dwelling and submit pre-commencement condition details. The case</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>officer's report finds the proposed amendments are acceptable and in accordance with Policy L1 as the repositioning of the dwelling would not present a greater impact on the landscape character of the area, given it would sit closer to the context of existing built form. Additionally, the design of the dwelling would remain the same and materials are considered appropriate to the area.</p> <ul style="list-style-type: none"> <li>• Springfield, Newbury Road, Headley (23/01702/ROC) for variation of condition 2 of 23/00438/RET - Retrospective application for erection of agricultural barn/store and drive/parking area (amended scheme to that approved under 19/00162/FUL and 20/01665/FUL, and request for new agricultural tie condition to vary original wording imposed to reflect perceived intent). - Installation of security lighting adjacent the external doors of the barn. The case officer's report refers to Policy L1 and finds the lighting would have minimal impact on wider landscape views as the lighting is supplied through small fittings with single direction downlighting.</li> <li>• Tanhouse, Ashford Hill Road, Headley (22/01909/HSE) for erection of a detached annexe ancillary to main dwelling. The case officer's report finds the proposal complies with Policy L1 as the development would not have any wider impact on the visual amenity of the area given the fencing, garage, and mature trees along the western boundary of the site.</li> <li>• Wheelers Land, Ashford Hill (22/02041/FUL) for extension and alterations to main house, demolition of existing outbuildings, extension and alterations to existing cottage, alterations to existing outbuilding to</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>form annexe, home office and store, erection of new stable block, change of use of land from agriculture to equestrian and construction of new manege. The case officer's report finds the proposal complies with Policy L1, as it's considered the proposal would not result in adverse impacts on landscape character and the change of use of the land and erection of the walled garden would help to improve the overall appearance of the site.</p> <ul style="list-style-type: none"> <li>• Wheelers Land, Ashford Hill (23/01801/ROC) for variation of condition 1 of 22/02041/FUL - Extension and alterations to main house, demolition of existing outbuildings, extension and alterations to existing cottage, alterations to existing outbuilding to form annexe, home office and store, erection of new stable block, change of use of land from agriculture to equestrian and construction of new manege - The purpose of this application is to alter the position of the manege. The case officer's report refers to Policy L1 and finds the development would still relate well to its surroundings, and the proposed 90 degree rotation of the manege would have no harmful impacts on the visual amenity or character of the area.</li> <li>• 1 Evergreen, Headley (22/02638/HSE) for proposed garage conversion, new entrance hall and erection of shed to front of property. The case officer's report finds the proposed extension and new shed will not harm the character of the street scene or visual amenity of the area.</li> <li>• Ashford Hill Compound Site, Hyde End Road, Ashford Hill (23/01108/FUL) for extension to the existing Ashford Hill Compound Station for the installation of new sealing end towers. The case officer's</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>report refers to the neighbourhood plan and notes the site is not visible from the public realm and would not have a significant impact on the street scene or wider character of the area.</p> <p><u>Refusals</u>  There were five planning applications refused during the monitoring period because of non-compliance with Policy L1:</p> <ul style="list-style-type: none"> <li>• Land To The South West Of Ashford Hill Road, Ashford Hill (22/03143/OUT) for an outline application for up to 47 dwellings with associated access and landscaping (with appearance, landscaping, layout and scale reserved) (refused during 2022-2023). This proposal was refused as it does not comply with Policy L1. The proposed development would harm the character, visual amenity, and scenic quality of the local landscape by virtue of introducing inappropriate residential development to a countryside location.</li> <li>• Land South Of Holt Cottages, Ashford Hill (21/02696/OUT) for an outline planning application for the erection of 36 dwellings, including affordable housing, with associated public open space and landscaping, together with means of access from the B3051 (refused during 2022-2023). The application was refused as it conflicts with Policy L1. The proposal would cause adverse harm to the landscape character and visual amenity of the area, by virtue of introducing inappropriate residential development into a countryside location. The proposal was also dismissed at appeal during 2023-2024. The appeal lists conflict with Policy L1 as a reason for</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>dismissal, as the appeal scheme would result in a moderate magnitude of harm to the landscape.</p> <ul style="list-style-type: none"> <li>• Land Adjacent To Council Houses, North Of Galley Lane, Headley (23/02523/PIP) for permission in principle for residential development for 4no. dwellings. The application was refused as it conflicts with Policy L1. By introducing inappropriate development in the countryside this proposal would fail to respect and integrate with the character, visual amenity, and scenic quality of the local landscape.</li> <li>• Land At OS Ref 451959 162296 Harrow Drive, Headley (23/02520/PIP) for permission in principle for a single residential dwelling. This proposal was refused as it conflicts with Policy L1. The proposal would introduce an inappropriate form of development into a countryside location which would not be sympathetic to, and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape.</li> <li>• Land At OS Ref 451959 162296 Harrow Drive, Headley (23/00329/PIP) for permission in principle for a single residential dwelling. This proposal was refused as it conflicts with Policy L1. The proposal would introduce an inappropriate form of development into a countryside location which would not be sympathetic to, and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape. The proposal was also dismissed at appeal during 2023-2024. The appeal lists conflict with Policy L1 as a reason for dismissal, as the appeal scheme would result in harm to the surrounding local character and history.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
Policy L2: External lighting	Proposals that include external lighting which requires planning permission must have an accompanying lighting scheme which regards the latest guidance published by the Institute of Lighting Professionals and accords with the specific criteria in the policy.	To ensure relevant proposals have an accompanying lighting scheme in accordance with guidance from the Institute of Lighting Professionals and specific criteria in the policy.	<p><u>Major development</u></p> <p>One major development was approved during the monitoring period:</p> <ul style="list-style-type: none"> <li>Land At The South Side, Ashford Hill Road, Ashford Hill (21/03808/RES) for a reserved matters application for erection of 27 dwellings with associated development works, including appearance, landscaping, layout and scale (Pursuant to Outline Planning Application 19/02726/OUT) (allowed during 2022-2023). The case officer's report finds the reserved matters proposal is compliant with Policy L2 if a lighting scheme is provided and approved by the Local Planning Authority, which is secured via condition.</li> </ul> <p><u>Consents</u></p> <p>15 planning applications which related to new dwellings were approved during the monitoring period, eight of the case officer reports referenced Policy L2:</p> <ul style="list-style-type: none"> <li>Larkspur House, Newbury Road, Headley (21/01088/FUL) for erection of two detached dwellings and garages, the formation of a new access and landscaping (allowed on appeal during 2022-2023). The appeal decision does not reference Policy L2 or lighting schemes, however the initial refusal had already concluded that adverse impacts from lighting could be adequately mitigated.</li> <li>Land At Neats House, Common Road, Headley (21/01867/OUT) for outline planning application for the erection of 2 dwellings including access and layout (allowed on appeal during 2022-2023). The appeal decision notes that details of appearance are not for outline stage which may include external lighting.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>• Land At Ram Alley, Ram Alley, Ashford Hill (22/01715/FUL) for erection of 1 no. dwelling with associated parking and amenity (allowed during 2022-2023). The case officer's report refers to Policy L2 and notes that although the proposal includes external lighting which has the potential to harm views, the site is heavily bounded by large mature hedgerows and the proposal includes hedgerows on the eastern and southern boundaries. Thus, natural screening would protect the landscape from adverse impacts of external lighting.</li> <li>• Land To The North Of Catts Farm, Newbury Road, Headley (22/02885/PIP) for an application for Permission in Principle for the erection of a minimum of 1 no. and a maximum of 2 no. dwellings (allowed during 2022-2023). The case officer's report does not refer to Policy L2 as the proposal is to establish the permission in principle where matters of lighting are not discussed.</li> <li>• The Glade, Common Road, Headley (22/03069/FUL) for revision to planning consent 21/03253/FUL for the proposed erection of 2 x detached dwellings with associated parking and amenity space (allowed during 2022-2023). The case officer's report lists Policy L2.</li> <li>• Cherry Cottage, Holdrop Hill, Headley (23/00081/PIP) for Permission in Principle for residential development of 4 no. dwellings. The committee report does not refer to Policy L2 as the proposal is to establish the permission in principle where matters of lighting are not discussed.</li> <li>• Land At Knightsbridge Drive, Headley (23/01174/FUL) for erection of 4 no. dwellings. The case officer's report refers to Policy L2 and provides a</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>condition that no external lighting can be installed without a lighting scheme submitted to and approved by the local planning authority.</p> <ul style="list-style-type: none"> <li>• Land At 452090 161852 Galley Lane, Headley (22/02697/PIP) for Permission in Principle for residential development for a minimum of 1 no. and a maximum of 4 no. dwellings. The committee report refers to Policy L2, and notes that further details on external lighting would be required at technical details stage.</li> <li>• Plum Tree Farm, Galley Lane, Headley (23/01037/PIP) for an application for Permission in Principle for residential development for a minimum of 2 no. dwellings and a maximum of 3 no. dwellings (including demolition of existing agricultural buildings). The case officer's report refers to Policy L2 and notes that further details on external lighting would be required at technical details stage.</li> <li>• Land Adjacent To A339 Headley, Newbury Road, Headley (22/01504/PIP) for permission in principle for the erection of a minimum of 1 no. and maximum of 2 no. residential dwellings. This was allowed at appeal. The appeal decision does not refer to Policy L2 as the proposal is to establish the permission in principle where matters of lighting are not discussed.</li> <li>• Dairy House Farm, Ashford Hill (22/03361/FUL) for removal of existing barn and erection of detached dwelling; with associated parking, turning, landscaping, private amenity space and access. The case officer's report refers to Policy L2 and finds that potential impacts on neighbouring properties and amenities are acceptable.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>• Hillcroft, Newbury Road, Headley (23/01328/PIP) for Permission in Principle for the erection of a minimum of 1 no. detached dwellinghouse and a maximum of 1 no. detached dwellinghouse with detached garage. The case officer's report refers to Policy L2 and notes that further details on external lighting would be required at technical details stage.</li> <li>• Land At Headley Common Farm Common Road, Headley (23/00263/TDC) for an application for Technical Details Consent for the erection of 1 no. dwelling and detached garage; in accordance with Permission in Principle 21/01697/PIP. The case officer's report provides the condition that a lighting scheme must be submitted and approved by the local planning authority prior to installation of external lighting. This condition is in reference to bat friendly lighting plans.</li> <li>• Paddock Land At Woodlands Park Farm, Ram Alley (23/01286/FUL) for erection of 1 no. dwelling with associated parking and amenity land. The case officer's report refers to Policy L2 and finds that potential impacts on neighbouring properties and amenities are acceptable.</li> <li>• Freemantle Farm, Hannington Road, North Oakley, Tadley (20/00386/FUL) for full planning permission via enabling development for works to the listed barn for agricultural and ancillary residential storage use; conversion and extension of former stable barn to form 1 no. 4 bedroom dwelling; demolition and part demolition of farm buildings, lean-to extension and single storey extension at Freemantle Farm, North Oakley. Outline permission for the erection of 7 no. dwellings as enabling development on a site adjacent Galley Lane, Headley. The site for seven dwellings is located in Ashford Hill with Headley parish. The committee</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>report approves the proposal with the condition of providing an external lighting scheme.</p> <p><u>Refusals</u> There were no planning applications refused for non-compliance with Policy L2.</p>
<b>Natural Environment</b>			
<p>Policy NE1: Conserving and Enhancing the Natural Environment</p>	<p>Proposals will be expected to protect existing biodiversity and provide net gain in accordance with national policy. Compensatory measures to known and unavoidable loss should be directly relatable to the habitat and/or species being lost.</p>	<p>To ensure proposals meet biodiversity net gain in accordance with national policy. To ensure development takes appropriate compensatory measures when loss is unavoidable. To take opportunities to connect green infrastructure networks.</p>	<p><u>Major development</u> One major development was approved during the monitoring period:</p> <ul style="list-style-type: none"> <li>Land At The South Side, Ashford Hill Road, Ashford Hill (21/03808/RES) for a reserved matters application for erection of 27 dwellings with associated development works, including appearance, landscaping, layout and scale (Pursuant to Outline Planning Application 19/02726/OUT) (allowed during 2022-2023). The case officer's report states that a Biodiversity Management Plan (BMP) was secured as part of the S106 legal agreement attached to the outline planning permission. This, along with the submitted Wildlife Enhancement and Mitigation Plan, (WEMP) meets with Condition 10 of the outline planning permission. The proposed scheme scores a Biodiversity Metric of 40% habitat net gain so is acceptable in achieving the required 10% and above net gain. A condition is added to secure a bat sensitive lighting plan prior to development in order for the LPA to determine that impacts on bats and other nocturnal species will be kept to a minimum. A further condition is added to double the number of swift boxes to 20. The Biodiversity Officer</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
	<p>Opportunities should be taken to connect green infrastructure networks. Proposals should conserve the environment for nocturnal species through the avoidance of street lighting and mitigating the impact of domestic external lighting. Measures should be included to help mitigate the impacts of, and adapt to, climate change.</p>	<p>To preserve the environment for nocturnal species. To mitigate the impacts of, and adapt to climate change.</p>	<p>raises no objection to the proposal in line with Policy EM4 of the Local Plan and Policies L2 and NE1 of the NP.</p> <p><u>Consents</u> 15 planning applications which related to new dwellings were approved during the monitoring period, 11 of the case officer reports referenced Policy NE1:</p> <ul style="list-style-type: none"> <li>• Larkspur House, Newbury Road, Headley (21/01088/FUL) for erection of two detached dwellings and garages, the formation of a new access and landscaping (allowed on appeal during 2022-2023). The appeal decision attaches a condition to ensure the development is carried out in accordance with the 'Biodiversity Gain Plan' to establish net gains for biodiversity over the lifetime of the development.</li> <li>• Land At Neats House, Common Road, Headley (21/01867/OUT) for outline planning application for the erection of 2 dwellings including access and layout (allowed on appeal during 2022-2023). The appeal decision attaches a condition requiring details of a Biodiversity Enhancement and Management Plan to help compensate for habitat loss and maintain biodiversity in the area.</li> <li>• Land At Ram Alley, Ram Alley, Ashford Hill (22/01715/FUL) for erection of 1 no. dwelling with associated parking and amenity (allowed during 2022-2023). The case officer's report finds the proposal accords with Policy NE1 and attaches a condition requiring details of a Biodiversity Enhancement and Management Plan to help compensate for habitat loss and maintain biodiversity in the area.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>• Land To The North Of Catts Farm, Newbury Road, Headley (22/02885/PIP) for an application for Permission in Principle for the erection of a minimum of 1 no. and a maximum of 2 no. dwellings (allowed during 2022-2023). The case officer's report refers to Policy NE1 and notes that an Ecological Assessment is required at Technical Details Stage to ensure adequate mitigation and enhancement measures for biodiversity will be put in place.</li> <li>• The Glade, Common Road, Headley (22/03069/FUL) for revision to planning consent 21/03253/FUL for the proposed erection of 2 x detached dwellings with associated parking and amenity space (allowed during 2022-2023). The case officer's report refers to Policy NE1 and finds the habitat enhancement scheme and the wildlife protection and mitigation plan are acceptable, and the proposed biodiversity net gain is in line with national policy.</li> <li>• Cherry Cottage, Holdrop Hill, Headley (23/00081/PIP) for Permission in Principle for residential development of 4 no. dwellings. The committee report refers to Policy NE1 and notes that an Ecological Assessment and Biodiversity Net Gain assessment are required at Technical Details Stage to ensure adequate mitigation and enhancement measures for biodiversity will be put in place.</li> <li>• Land At Knightsbridge Drive, Headley (23/01174/FUL) for erection of 4 no. dwellings. The case officer's report finds the proposal complies with Policy NE1 as significant harm to biodiversity is likely to be avoided,</li> <li>• Land At 452090 161852 Galley Lane, Headley (22/02697/PIP) for Permission in Principle for residential development for a minimum of 1</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>no. and a maximum of 4 no. dwellings. The committee report finds the proposal complies with Policy NE1 as significant harm to biodiversity is likely to be avoided,</p> <ul style="list-style-type: none"> <li>• Freemantle Farm, Hannington Road North Oakley And Land At Galley Lane, Headley (20/00386/FUL) for full planning permission via enabling development for works to the listed barn for agricultural and ancillary residential storage use; conversion and extension of former stable barn to form 1 no. 4 bedroom dwelling; demolition and part demolition of farm buildings, lean-to extension and single storey extension at Freemantle Farm, North Oakley. Outline permission for the erection of 7 no. dwellings as enabling development on a site adjacent Galley Lane, Headley. The site for seven dwellings is located in Ashford Hill with Headley parish. The committee report notes that the development can achieve Biodiversity Net Gain in line with National Policy, and that the reserved matters must demonstrate suitable siting of plots to minimise harm.</li> <li>• Plum Tree Farm, Galley Lane, Headley (23/01037/PIP) for an application for Permission in Principle for residential development for a minimum of 2 no. dwellings and a maximum of 3 no. dwellings (including demolition of existing agricultural buildings). The case officer's report notes that the proposal accords with Policy NE1.</li> <li>• Land Adjacent To A339 Headley, Newbury Road, Headley (22/01504/PIP) for permission in principle for the erection of a minimum of 1 no. and maximum of 2 no. residential dwellings. This was allowed at</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>appeal. The appeal decision notes that matters of biodiversity should be examined at Technical Details Stage.</p> <ul style="list-style-type: none"> <li>• Dairy House Farm, Ashford Hill (22/03361/FUL) for removal of existing barn and erection of detached dwelling; with associated parking, turning, landscaping, private amenity space and access. The case officer's report refers to Policy NE1 and attaches a condition requiring details of a Biodiversity Enhancement and Management Plan.</li> <li>• Hillcroft, Newbury Road, Headley (23/01328/PIP) for Permission in Principle for the erection of a minimum of 1 no. detached dwellinghouse and a maximum of 1 no. detached dwellinghouse with detached garage. The case officer's report refers to Policy NE1 and notes that an Ecological Assessment and Biodiversity Net Gain assessment are required at Technical Details Stage to ensure adequate mitigation and enhancement measures for biodiversity will be put in place.</li> <li>• Land At Headley Common Farm Common Road, Headley (23/00263/TDC) for an application for Technical Details Consent for the erection of 1 no. dwelling and detached garage; in accordance with Permission in Principle 21/01697/PIP. The case officer's report refers to Policy NE1 and attaches a condition requiring details of a Biodiversity Enhancement and Management Plan to help compensate for habitat loss and maintain biodiversity in the area.</li> <li>• Paddock Land At Woodlands Park Farm, Ram Alley (23/01286/FUL) for erection of 1 no. dwelling with associated parking and amenity land. The case officer's report finds the proposal complies with Policy NE1.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>There were twelve planning applications relating to new buildings during the monitoring period, seven of the case officer reports referenced Policy NE1:</p> <ul style="list-style-type: none"> <li>• Berkshire Pools, Ashford Hill Road, Headley (23/01932/FUL) for demolition of office, showroom and stores to allow construction of single storey building for same use (Class E - Commercial, Business and Service). The case officer's report lists Policy NE1.</li> <li>• Humbers Farm, Ashford Hill (23/01094/LDPO) for a certificate of lawfulness for the proposed erection of a single storey annexe building for purposes incidental to enjoyment of dwelling house. The case officer's report does not refer to Policy NE1 or biodiversity. As this is not considered under an LDPO application.</li> <li>• Knightsfield, 9 Knightsbridge Drive, Headley (23/01574/HSE) for conversion of existing studio to create an ancillary granny annexe. The case officer's report applies a condition to ensure development proceeds in accordance with the measures set out in the submitted Biodiversity Enhancements table.</li> <li>• Pavilion, Ashford Hill Recreation Ground, Chapel Lane Ashford Hill (23/00038/FUL) for erection of machinery store. The case officer's report includes a condition for protective measures to be erected around two large trees to the north east of the site.</li> <li>• Springfield, Newbury Road, Headley (23/00438/RET) for a retrospective application for erection of agricultural barn/store and drive/parking area (amended scheme to that approved under 19/00162/FUL and 20/01665/FUL, and request for new agricultural tie condition to vary</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>original wording imposed to reflect perceived intent). The case officer's report finds the proposal complies with Policy NE1.</p> <ul style="list-style-type: none"> <li>• Springfield, Newbury Road, Headley (23/00492/ROC) for variation of condition 1 (plans), 5 and 8a and 8b of 20/00550/FUL to alter location of dwelling and submit pre-commencement condition details. The case officer's report finds the proposal complies with Policy NE1, and the measurable gains in biodiversity are appropriate.</li> <li>• Springfield, Newbury Road, Headley (23/01702/ROC) for variation of condition 2 of 23/00438/RET - Retrospective application for erection of agricultural barn/store and drive/parking area (amended scheme to that approved under 19/00162/FUL and 20/01665/FUL, and request for new agricultural tie condition to vary original wording imposed to reflect perceived intent). - Installation of security lighting adjacent the external doors of the barn. The case officer's report finds the proposal complies with Policy NE1 as the proposed lighting features do not alter the impacts on biodiversity beyond that which was already approved.</li> <li>• Tanhouse, Ashford Hill Road, Headley (22/01909/HSE) for erection of a detached annexe ancillary to main dwelling. The committee report refers to Policy NE1 and notes the proposal would not have detrimental impacts on biodiversity.</li> <li>• Wheelers Land, Ashford Hill (22/02041/FUL) for extension and alterations to main house, demolition of existing outbuildings, extension and alterations to existing cottage, alterations to existing outbuilding to form annexe, home office and store, erection of new stable block, change of use of land from agriculture to equestrian and construction of</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>new manege. The case officer's report notes that the proposal accords with Policy NE1.</p> <ul style="list-style-type: none"> <li>• Wheelers Land, Ashford Hill (23/01801/ROC) for variation of condition 1 of 22/02041/FUL - Extension and alterations to main house, demolition of existing outbuildings, extension and alterations to existing cottage, alterations to existing outbuilding to form annexe, home office and store, erection of new stable block, change of use of land from agriculture to equestrian and construction of new manege - The purpose of this application is to alter the position of the manege. The case officer's report includes two conditions for compliance with Policy NE1.</li> <li>• 1 Evergreen, Headley (22/02638/HSE) for proposed garage conversion, new entrance hall and erection of shed to front of property. The case officer's report does not refer to Policy NE1 or biodiversity.</li> <li>• Ashford Hill Compound Site, Hyde End Road, Ashford Hill (23/01108/FUL) for extension to the existing Ashford Hill Compound Station for the installation of new sealing end towers. The case officer's refers to the Neighbourhood Plan and attaches a condition that development must be undertaken in line with the Arboricultural Method Statement.</li> </ul> <p><u>SINCs and Biosites</u> One small planning application was approved during the monitoring period which contained SINCs/biosites within the site boundary:</p> <ul style="list-style-type: none"> <li>• The Gable House, Ashford Hill Road, Headley (23/01073/LDEU) for a certificate of lawfulness for existing use of land as garden land. The</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>application was approved because the applicant's evidence is sufficiently precise and unambiguous to justify the grant of a certificate "on the balance of probability". It clearly demonstrates a continuous use of the whole area of land as residential over the 10-year period.</p> <p><u>Ancient woodland</u> No planning applications were approved during the monitoring period which contained ancient woodland.</p> <p><u>Refusals</u> No planning applications were refused because of non-compliance with Policy NE1 during the monitoring period.</p>
Policy NE2: Trees and Hedgerows	Proposals will only be permitted where they retain veteran and other important trees and hedgerows, with satisfactory accompanying Arboricultural Impact Assessments.	To retain important trees and hedgerows and ensure replacement planting, where loss in unavoidable, is of equivalent species. To take opportunities to	<p><u>Major development</u> There was one major planning application allowed during the monitoring year:</p> <ul style="list-style-type: none"> <li>Land At The South Side, Ashford Hill Road, Ashford Hill (21/03808/RES) for a reserved matters application for erection of 27 dwellings with associated development works, including appearance, landscaping, layout and scale (Pursuant to Outline Planning Application 19/02726/OUT) (allowed during 2022-2023). The case officer's report states that Condition 9 of the outline planning permission required the submission of an Arboricultural Method Statement, which has been submitted. A tree survey has been prepared in accordance with British Standard 5837: 2012. Conditions are included to secure the implementation of the Arboricultural Impact Assessment, canopy cover</li> </ul>

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	<p>Where loss of trees or hedgerows is unavoidable, replacement planting of equivalent species should be incorporated. Opportunities are taken for planting additional native trees and hedgerows that contribute to the green infrastructure network. Proposals include tree-lined streets unless there are compelling and justifiable reasons this</p>	<p>plant additional native trees and hedgerows that contribute to green infrastructure networks. To include treelined streets in all proposals unless justified reasons are provided.</p>	<p>assessment, utilities and tree planting design in line with Policy EM1 of the Local Plan and Policy NE2 of the Neighbourhood Plan.</p> <p><u>Consents</u> 15 planning applications which related to new dwellings were approved during the monitoring period, seven of the case officer reports referenced Policy NE2:</p> <ul style="list-style-type: none"> <li>• Larkspur House, Newbury Road, Headley (21/01088/FUL) for erection of two detached dwellings and garages, the formation of a new access and landscaping (allowed on appeal during 2022-2023). The appeal decision attaches a condition to ensure development does not start until a scheme of hard and soft landscaping has been approved, which specifies details of planting and protection for trees and hedgerows.</li> <li>• Land At Neats House, Common Road, Headley (21/01867/OUT) for outline planning application for the erection of 2 dwellings including access and layout (allowed on appeal during 2022-2023). The appeal decision attaches a condition to ensure development does not start until a scheme of hard and soft landscaping has been approved, which specifies details of planting and protection for trees and hedgerows.</li> <li>• Land At Ram Alley, Ram Alley, Ashford Hill (22/01715/FUL) for erection of 1 no. dwelling with associated parking and amenity (allowed during 2022-2023). The case officer's report attaches a condition to ensure development does not start until a scheme of hard and soft landscaping has been approved, which specifies details of planting and protection for trees and hedgerows.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
	would be inappropriate.		<ul style="list-style-type: none"> <li>• Land To The North Of Catts Farm, Newbury Road, Headley (22/02885/PIP) for an application for Permission in Principle for the erection of a minimum of 1 no. and a maximum of 2 no. dwellings (allowed during 2022-2023). The case officer's report refers to Policy NE2 and notes that Technical Details Consent Stage would require an Arboricultural Impact Assessment.</li> <li>• The Glade, Common Road, Headley (22/03069/FUL) for revision to planning consent 21/03253/FUL for the proposed erection of 2 x detached dwellings with associated parking and amenity space (allowed during 2022-2023). The case officer's report attaches a condition to ensure compliance with Policy NE2, for development to be carried out in accordance with the proposed and approved block plan.</li> <li>• Cherry Cottage, Holdrop Hill, Headley (23/00081/PIP) for Permission in Principle for residential development of 4 no. dwellings. The committee report refers to Policy NE2 and notes that Technical Details Consent Stage would require an Arboricultural Impact Assessment.</li> <li>• Land At Knightsbridge Drive, Headley (23/01174/FUL) for erection of 4 no. dwellings. The case officer's report attaches a condition to ensure compliance with Policy NE2, for an updated Tree Report to be provided and approved.</li> <li>• Land At 452090 161852 Galley Lane, Headley (22/02697/PIP) for Permission in Principle for residential development for a minimum of 1 no. and a maximum of 4 no. dwellings. The committee report refers to Policy NE2 and notes that Technical Details Consent Stage would require an Arboricultural Impact Assessment.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>• Freemantle Farm, Hannington Road North Oakley And Land At Galley Lane, Headley (20/00386/FUL) for full planning permission via enabling development for works to the listed barn for agricultural and ancillary residential storage use; conversion and extension of former stable barn to form 1 no. 4 bedroom dwelling; demolition and part demolition of farm buildings, lean-to extension and single storey extension at Freemantle Farm, North Oakley. Outline permission for the erection of 7 no. dwellings as enabling development on a site adjacent Galley Lane, Headley. The site for seven dwellings is located in Ashford Hill with Headley parish. The committee report secures a tree protection plan via condition to ensure the long term health of impacted trees is protected.</li> <li>• Plum Tree Farm, Galley Lane, Headley (23/01037/PIP) for an application for Permission in Principle for residential development for a minimum of 2 no. dwellings and a maximum of 3 no. dwellings (including demolition of existing agricultural buildings). The case officer's report notes that the proposal accords with Policy NE2.</li> <li>• Land Adjacent To A339 Headley, Newbury Road, Headley (22/01504/PIP) for permission in principle for the erection of a minimum of 1 no. and maximum of 2 no. residential dwellings. This was allowed at appeal. The appeal decision notes that details of management and protection for trees and hedgerows should come forwards at Technical Details Consent stage.</li> <li>• Dairy House Farm, Ashford Hill (22/03361/FUL) for removal of existing barn and erection of detached dwelling; with associated parking, turning, landscaping, private amenity space and access. The case officer's report</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>attaches a condition to ensure development does not start until a scheme of hard and soft landscaping has been approved, which specifies details of planting and protection for trees and hedgerows.</p> <ul style="list-style-type: none"> <li>• Hillcroft, Newbury Road, Headley (23/01328/PIP) for Permission in Principle for the erection of a minimum of 1 no. detached dwellinghouse and a maximum of 1 no. detached dwellinghouse with detached garage. The case officer's report notes that Technical Details Consent Stage would require an Arboricultural Impact Assessment.</li> <li>• Land At Headley Common Farm Common Road, Headley (23/00263/TDC) for an application for Technical Details Consent for the erection of 1 no. dwelling and detached garage; in accordance with Permission in Principle 21/01697/PIP. The case officer's report refers to Policy NE2 and attaches a condition to ensure development does not start until a scheme of hard and soft landscaping has been approved, which specifies details of planting and protection for trees and hedgerows.</li> <li>• Paddock Land At Woodlands Park Farm, Ram Alley (23/01286/FUL) for erection of 1 no. dwelling with associated parking and amenity land. The case officer's report attaches a condition to ensure development does not start until a scheme of hard and soft landscaping has been approved, which specifies details of planting and protection for trees and hedgerows.</li> </ul> <p>There were twelve planning applications relating to new buildings during the monitoring period, seven of the case officer reports referenced Policy NE2:</p>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>• Berkshire Pools, Ashford Hill Road, Headley (23/01932/FUL) for demolition of office, showroom and stores to allow construction of single storey building for same use (Class E - Commercial, Business and Service). The case officer's report lists Policy NE2 and notes the proposal will not impact Root Protection Areas.</li> <li>• Humbers Farm, Ashford Hill (23/01094/LDPO) for a certificate of lawfulness for the proposed erection of a single storey annexe building for purposes incidental to enjoyment of dwelling house. The case officer's report does not refer to Policy NE2 or trees and hedgerows. As this is not considered under an LDPO application.</li> <li>• Knightsfield, 9 Knightsbridge Drive, Headley (23/01574/HSE) for conversion of existing studio to create an ancillary granny annexe. The case officer's report notes that there will be no impact on trees and hedgerows as the footprint of the building is not increased.</li> <li>• Pavilion, Ashford Hill Recreation Ground, Chapel Lane Ashford Hill (23/00038/FUL) for erection of machinery store. The case officer's report attaches a condition to ensure the protection of trees on site during works.</li> <li>• Springfield, Newbury Road, Headley (23/00438/RET) for a retrospective application for erection of agricultural barn/store and drive/parking area (amended scheme to that approved under 19/00162/FUL and 20/01665/FUL, and request for new agricultural tie condition to vary original wording imposed to reflect perceived intent). The case officer's report refers to Policy NE2, and notes that the proposal will not harm notable boundary trees.</li> </ul>

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			<ul style="list-style-type: none"> <li>• Springfield, Newbury Road, Headley (23/00492/ROC) for variation of condition 1 (plans), 5 and 8a and 8b of 20/00550/FUL to alter location of dwelling and submit pre-commencement condition details. The case officer's report finds the proposal accords with Policy NE2 and attaches a condition to ensure works are carried out according to the Tree Protection Plan.</li> <li>• Springfield, Newbury Road, Headley (23/01702/ROC) for variation of condition 2 of 23/00438/RET - Retrospective application for erection of agricultural barn/store and drive/parking area (amended scheme to that approved under 19/00162/FUL and 20/01665/FUL, and request for new agricultural tie condition to vary original wording imposed to reflect perceived intent). - Installation of security lighting adjacent the external doors of the barn. The case officer's report refers to Policy NE2, and notes as the proposed lighting features do not alter the impacts of the development beyond that which was already approved.</li> <li>• Tanhouse, Ashford Hill Road, Headley (22/01909/HSE) for erection of a detached annexe ancillary to main dwelling. The committee report refers to Policy NE2 and notes that the trees in close proximity are not of sufficient merit to constrain development.</li> <li>• Wheelers Land, Ashford Hill (22/02041/FUL) for extension and alterations to main house, demolition of existing outbuildings, extension and alterations to existing cottage, alterations to existing outbuilding to form annexe, home office and store, erection of new stable block, change of use of land from agriculture to equestrian and construction of new manege. The case officer's report lists Policy NE2.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>• Wheelers Land, Ashford Hill (23/01801/ROC) for variation of condition 1 of 22/02041/FUL - Extension and alterations to main house, demolition of existing outbuildings, extension and alterations to existing cottage, alterations to existing outbuilding to form annexe, home office and store, erection of new stable block, change of use of land from agriculture to equestrian and construction of new manege - The purpose of this application is to alter the position of the manege. The case officer's report attaches a condition to ensure compliance with Policy NE2, for tree protection fencing to be erected prior to site activity.</li> <li>• 1 Evergreen, Headley (22/02638/HSE) for proposed garage conversion, new entrance hall and erection of shed to front of property. The case officer's report does not refer to Policy NE2 or trees and hedgerows.</li> <li>• Ashford Hill Compound Site, Hyde End Road, Ashford Hill (23/01108/FUL) for extension to the existing Ashford Hill Compound Station for the installation of new sealing end towers. The case officer's report states that 20 trees will be lost as part of the development, but these will be mitigated with the planning of new trees and a condition is included to secure this.</li> </ul>
<b>Heritage</b>			
Policy HA1: The Protection of Heritage Assets	Listed buildings and designated heritage assets will be conserved and enhanced	To conserve and enhance listed buildings and heritage assets, as well as the	<u>Consents</u> There were six planning applications consented on listed buildings during the monitoring period: <ul style="list-style-type: none"> <li>• Dairy House Farm, Ashford Hill (23/01106/LBC) for internal alterations to the existing house; proposed rear extension to existing swimming pool</li> </ul>

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	<p>where appropriate, and proposals within their setting should not adversely affect the heritage asset or its context. Proposals should include a heritage statement, and developers must submit an archaeological assessment where archaeological assets have been identified. Proposals that affect non-designated heritage assets will be considered</p>	<p>contexts in which they are sited. To include heritage statements. To include archaeological assessments where appropriate. To ensure protection of non-designated heritage assets will be considered with a balanced judgement.</p>	<p>link and back hall element; Alterations to existing swimming pool fenestration and associated hard landscaping works. The case officer's report finds the proposal is compliant with Policy HA1 as the alterations proposed are of an appropriate architectural standard as to sympathise with the host dwelling, which would preserve the character and appearance of the heritage assets. Furthermore, the additions are subservient in form and appearance whilst of high design level. A heritage statement has been included and an archaeological assessment is not relevant.</p> <ul style="list-style-type: none"> <li>• Hill House, Plastow Green, Headley (22/02375/LBC) for roof replacement works, new double glazed roof lights to central roof area, new roof mounted photovoltaic cells and installation of roof mounted low height heat pump units and Internal alterations. The case officer's report finds the proposal is acceptable under Policy HA1, as the proposals would not harm the setting of the listed building or its special appearance.</li> <li>• Stark House Farm, Ashford Hill Road, Goose Hill (23/00483/LBC) for a Single Storey Oak Framed Garden Room Extension to Rear. The case officer's report finds that the proposal would preserve the character and appearance of the designated heritage asset as there would be no removal of or alteration to historic fabric. It applies a condition that materials will match the existing dwelling. A heritage statement has been submitted and an archaeological assessment is not relevant.</li> <li>• Tanhouse, Ashford Hill Road, Headley (23/00006/LBC) for erection of single storey rear extension and insertion of additional window to ground</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
	with a balanced judgement.		<p>floor west elevation. The case officer's report finds the proposal is compliant with Policy HA1 as it would not be considered harmful to the significance of the property and the site as a whole. There is minimal impact to the historic fabric and the development is considered an appropriate size and a subservient addition to the host building. A heritage statement was submitted, and an archaeological assessment is not relevant.</p> <ul style="list-style-type: none"> <li>• Tanhouse, Ashford Hill Road, Headley (23/01628/LBC) for erection of pitched roof dormer to front elevation. The case officer's report finds the development is not considered harmful to the significance of the property and site as a whole. The report notes the proposed dormer would be located on the front slope of the recently approved extension and would thus have no impact on historic fabric and is proposed to match the dormer approved on the rear extension. A heritage statement was submitted, and an archaeological assessment is not relevant.</li> <li>• Tanhouse, Ashford Hill Road, Headley (23/02631/LBC) for variation of condition 1 (plans) of 19/02586/LBC to amend ground floor window. The case officer's report finds there is no impact on the significance of the heritage asset. The alterations relate only to a new extension and will not impact historic fabric. A heritage statement was not provided, which does not comply with Policy HA1. An archaeological assessment was not required.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p><u>Refusals</u> One planning application on a listed building was refused during the monitoring period:</p> <ul style="list-style-type: none"> <li>Stark House Farm, Ashford Hill Road, Goose Hill (23/02574/LBC) for a Single Storey Oak Framed Garden Room Extension to Rear (amended resubmission of planning and listed building consents ref. 23/00482/HSE &amp; 23/00483/LBC). The decision notice does not reference Policy HA1, however the application was refused as the cumulative impact of the proposed and existing extensions would erode the character, form, setting and appearance of the Grade II Listed dwelling, causing harm to the significance of the listed building. The works would fail to respect the historic form and significance of the setting and fail to conserve or enhance the quality, distinctiveness, and character of heritage assets.</li> </ul>
<b>Community Facilities and Services</b>			
Policy LVF1: Local Valued Facilities	Proposals which improve or assist in the continued availability of the Valued Facilities in the policy are supported provided the development is of scale and design	To support proposals which improve or assist the continued availability of Valued Facilities identified in the policy.	There was one planning applications within the monitoring period on Local Valued Facilities: <ul style="list-style-type: none"> <li>The Old Baptist Church, Thornford Road, Headley (23/03128/FUL) for installation of 16 no. ground mounted photovoltaic solar panels to provide power to Headley Community Shop. The case officer's report does not refer to Policy LVF1 or Local Valued Facilities, and notes that the purpose of the proposal is to provide energy to the community shop.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
	in keeping with its surroundings and will not affect nearby amenities of residential properties.		
Policy LGS: Local Green Spaces	Local Green Spaces identified in the policy are protected.	To protect identified local green spaces.	<p><u>Consents</u> There was one planning application consent made on a Local Green Space within the monitoring period:</p> <ul style="list-style-type: none"> <li>• Pavilion, Ashford Hill Recreation Ground, Chapel Lane, Ashford Hill (23/00038/FUL) for erection of machinery store. The case officer's report does not mention Policy LGS or Local Green Spaces.</li> </ul> <p><u>Refusals</u> There were no refusals on Local Green Spaces within the monitoring period.</p>
Policy PCF: Provision of Community Facilities	Where there is a clearly demonstrable need, a new, replacement or relocated day nursery, church or village hall will be permitted	To permit a new, replacement or relocated day nursery, church, or village hall where there is a clearly demonstrable need and it	There were no planning applications made for the provision of Community Facilities including day nurseries, churches, or village halls within the monitoring period.

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
	provided the proposal follows the specific criteria set out in the policy.	follows specific criteria from the policy.	
<b>Housing and Other Development</b>			
Policy HD1: Location and Scale of New Development	Proposals within Settlement Policy Boundaries will be permitted provided they accord with the Policies of the Development Plan, welcome use of brownfield sites and conversion of agricultural buildings. Area outside any Settlement Policy Boundary is considered countryside	To permit development within the Settlement Policy Boundary. To consider development outside the Settlement Policy Boundary as open countryside in line with policies in the Local Plan and National Policies.	<u>Consents</u> 64 gross and net new dwellings were allowed within the parish during the monitoring period. All of these were outside the Settlement Policy Boundary (SPB): <ul style="list-style-type: none"> <li>• Larkspur House, Newbury Road, Headley (21/01088/FUL) for erection of two detached dwellings and garages, the formation of a new access and landscaping (allowed on appeal during 2022-2023). The proposal was granted at appeal as the council cannot demonstrate a 5-year land supply and the benefits of the proposal within the village of Headley outweigh the adverse impacts.</li> <li>• Land At Neats House, Common Road, Headley (21/01867/OUT) for outline planning application for the erection of 2 dwellings including access and layout (allowed on appeal during 2022-2023). The proposal was granted at appeal and is measured against Local Plan Policy SS6, of which it is found to fail the tests in the Policy. The appeal was granted as the council cannot demonstrate a 5-year land supply and the benefits significantly outweigh the adverse impacts.</li> <li>• Land At The South Side, Ashford Hill Road, Ashford Hill (21/03808/RES) for a reserved matters application for erection of 27 dwellings with</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
	where the Local Plan (Policy SS6) and national policies apply.		<p>associated development works, including appearance, landscaping, layout and scale (Pursuant to Outline Planning Application 19/02726/OUT) (allowed during 2022-2023). The case officer's report notes that the principle of development had already been allowed at the outline stage.</p> <ul style="list-style-type: none"> <li>• Land At Ram Alley, Ram Alley, Ashford Hill (22/01715/FUL) for erection of 1 no. dwelling with associated parking and amenity (allowed during 2022-2023). The case officer's report refers to Policy HD1 and tests the proposal against Local Plan Policy SS6 as the site is located within the open countryside, against which the proposal is found to fail. However, as the council cannot demonstrate 5-year land supply, the report concludes that the adverse impacts do not significantly and demonstrably outweigh the benefits of the proposal.</li> <li>• Land To The North Of Catts Farm, Newbury Road, Headley (22/02885/PIP) for an application for Permission in Principle for the erection of a minimum of 1 no. and a maximum of 2 no. dwellings (allowed during 2022-2023). The case officer's report notes the proposal conflicts with Policy HD1 in principle, however as the Neighbourhood Plan includes no housing allocation sites limited weight is afforded. The application is approved in light of the council's lack of 5-year land supply, as the adverse impacts do not significantly outweigh the benefits.</li> <li>• The Glade, Common Road, Headley (22/03069/FUL) for revision to planning consent 21/03253/FUL for the proposed erection of 2 x detached dwellings with associated parking and amenity space (allowed during 2022-2023). The case officer's report refers to Policy HD1, and</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>finds the overall proposal be approved in light of the council’s lack of 5-year land supply, as the potential adverse impacts are thus noted to not significantly and demonstrably outweigh the positives. The report additionally finds the proposal is located within a built-up area albeit not within a Settlement Policy Boundary.</p> <ul style="list-style-type: none"> <li>• Cherry Cottage, Holdrop Hill, Headley (23/00081/PIP) for Permission in Principle for residential development of 4 no. dwellings. The committee report measures the application against Local Plan Policy SS6 and the report notes it is not possible to fully appraise the application in accordance with this policy due to insufficient evidence provided. The application is approved in light of the council’s lack of 5-year land supply, as the benefits of the modest contribution to housing would outweigh the impacts on the landscape character of the area.</li> <li>• Land At Knightsbridge Drive, Headley (23/01174/FUL) for erection of 4 no. dwellings. The case officer’s report measures the application against Local Plan Policy SS6, and it is found to fail the tests in the Policy. However, due to the council’s lack of 5-year land supply, great weight is given to the modest contribution towards the housing supply, and weight is further afforded due to previous permission granted for the development of the site at appeal (19/00441/FUL). The benefits of the application are thus found to outweigh the potential adverse impacts.</li> <li>• Land At 452090 161852 Galley Lane, Headley (22/02697/PIP) for Permission in Principle for residential development for a minimum of 1 no. and a maximum of 4 no. dwellings. The case officer’s report measures the proposal against Local Plan Policy SS6, and it is found to</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>fail the tests in the Policy. However, as the council cannot demonstrate 5-year land supply the modest contribution to the council's housing supply outweighs the potential adverse impacts.</p> <ul style="list-style-type: none"> <li>• Plum Tree Farm, Galley Lane, Headley (23/01037/PIP) for an application for Permission in Principle for residential development for a minimum of 2 no. dwellings and a maximum of 3 no. dwellings (including demolition of existing agricultural buildings). The case officer's report measures the proposal against Local Plan Policy SS6, and the permission in principle is found to fail the tests in the Policy. However, as the council cannot demonstrate 5-year land supply the modest contribution to the council's housing supply outweighs the potential adverse impacts.</li> <li>• Land Adjacent To A339 Headley, Newbury Road, Headley (22/01504/PIP) for permission in principle for the erection of a minimum of 1 no. and maximum of 2 no. residential dwellings. This was allowed at appeal. The appeal decision notes that the proposal conflicts with Policy SS6 and Local Plan Policy HD1. However, in light of the council's lack of 5-year land supply the adverse impacts are not found to significantly and demonstrably outweigh the benefits.</li> <li>• Dairy House Farm, Ashford Hill (22/03361/FUL) for removal of existing barn and erection of detached dwelling; with associated parking, turning, landscaping, private amenity space and access. The case officer's report measures the proposal against Local Plan Policy SS6, and it is found to fail the tests in the Policy. However, as the council cannot demonstrate 5-year land supply it's found that the potential adverse impacts do not significantly and demonstrably outweigh the benefits.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>• Hillcroft, Newbury Road, Headley (23/01328/PIP) for Permission in Principle for the erection of a minimum of 1 no. detached dwellinghouse and a maximum of 1 no. detached dwellinghouse with detached garage. The case officer's report notes the proposal conflicts with Policy HD1 in principle, however as the Neighbourhood Plan includes no housing allocation sites limited weight is afforded. The application is approved in light of the council's lack of 5-year land supply, as the adverse impacts do not significantly outweigh the benefits.</li> <li>• Land At Headley Common Farm Common Road, Headley (23/00263/TDC) for an application for Technical Details Consent for the erection of 1 no. dwelling and detached garage; in accordance with Permission in Principle 21/01697/PIP. The case officer's report notes that the principle of development had already been allowed at the outline stage and references the fact this includes matters of location and scale under Policy HD1.</li> <li>• Paddock Land At Woodlands Park Farm, Ram Alley (23/01286/FUL) for erection of 1 no. dwelling with associated parking and amenity land. The case officer's report measures the proposal against Local Plan Policy SS6, and it is found to fail the tests in the Policy. However, as the council cannot demonstrate 5-year land supply it's found that the potential adverse impacts do not significantly and demonstrably outweigh the benefits.</li> <li>• Freemantle Farm, Hannington Road, North Oakley, Tadley (20/00386/FUL) for full planning permission via enabling development for works to the listed barn for agricultural and ancillary residential storage</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>use; conversion and extension of former stable barn to form 1 no. 4 bedroom dwelling; demolition and part demolition of farm buildings, lean-to extension and single storey extension at Freemantle Farm, North Oakley. Outline permission for the erection of 7 no. dwellings as enabling development on a site adjacent Galley Lane, Headley. The site for seven dwellings is located in Ashford Hill with Headley parish. The committee report notes that the proposal does not meet the criteria for development within Local Plan Policy SS6 when taken as a whole. Despite this, as the council cannot demonstrate 5-year land supply it's found that the potential adverse impacts do not significantly and demonstrably outweigh the benefits.</p> <p><u>Completions</u>  There were eight gross (four net) dwelling completions within the parish during the monitoring year (2023-2024 only). All of these were located outside the Ashford Hill SPB:</p> <ul style="list-style-type: none"> <li>• Four gross (two net) dwellings at Woodlands Park Farm, Ram Alley (17/03461/FUL).</li> <li>• One gross (zero net) dwelling at Boma, Ashford Hill Road (20/00502/FUL).</li> <li>• One dwelling at Land at The Willows, Ashford Hill Road (20/01435/FUL).</li> <li>• One dwelling at Wheathold House (21/03661/FUL).</li> <li>• One gross (zero net) dwelling at Woodlands Farm, Woodhouse Lane (20/02417/FUL).</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
Policy HD2: Mix and Tenure of New Residential Development	Provision of affordable housing must have regard to BDBC Housing Supplementary Planning Document and where required must include First Homes, part ownership tenures and units for rent. With open market housing, development will be permitted where it includes a range of types and sizes to meet local needs.	To provide an appropriate mix of housing for the parish and correct percentages of affordable housing in line with the BDBC Housing Supplementary Planning Document.	<p><u>Consents</u></p> <p>Policy HD2 specifically seeks the provision of homes designed for smaller households to meet the local needs of the Parish, with normally not less than 70% of dwellings including one-, two-, and three-bedroom accommodation.</p> <p>57 gross and net dwellings were consented during the monitoring period. The housing mix proposed on the consented sites is as follows:</p> <ul style="list-style-type: none"> <li>• Larkspur House, Newbury Road, Headley (21/01088/FUL) for 2 x 4 bed dwellings. This does not accord with Policy HD2.</li> <li>• Land At Neats House, Common Road, Headley (21/01867/OUT) for 2 x 4 bed dwellings. This does not accord with Policy HD2.</li> <li>• Land At The South Side, Ashford Hill Road, Ashford Hill (21/03808/RES) for 1 x 1 bed, 7 x 2 bed, 13 x 3 bed, 4 x 4 bed, and 2 x 5 bed dwellings. This accords with Policy HD2 as 77.7% of dwellings provide one, two, or three bed homes to meet the local needs of the Parish.</li> <li>• Land At Ram Alley, Ram Alley, Ashford Hill (22/01715/FUL) for 1 x 4 bed dwelling. This does not accord with Policy HD2.</li> <li>• Land To The North Of Catts Farm, Newbury Road, Headley (22/02885/PIP) for two dwellings of unknown size. It is unknown whether this accords with Policy HD2.</li> <li>• The Glade, Common Road, Headley (22/03069/FUL) for revision to planning consent 21/03253/FUL for 2 x 5 bed dwellings. This does not accord with Policy HD2.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>• Cherry Cottage, Holdrop Hill, Headley (23/00081/PIP) for Permission in Principle for residential development of 4 no. dwellings. It is unknown whether this accords with Policy HD2.</li> <li>• Land At Knightsbridge Drive, Headley (23/01174/FUL) for 1 x 2 bed dwelling, 1 x 3 bed dwelling and 2 x 4 bed dwellings. This does not comply with Policy HD2.</li> <li>• Land At 452090 161852 Galley Lane, Headley (22/02697/PIP) for four dwellings of unknown size. It is unknown whether this accords with Policy HD2.</li> <li>• Plum Tree Farm, Galley Lane, Headley (23/01037/PIP) for three dwellings of unknown size. It is unknown whether this accords with Policy HD2.</li> <li>• Land Adjacent To A339 Headley, Newbury Road, Headley (22/01504/PIP) for two dwellings of unknown size. It is unknown whether this accords with Policy HD2.</li> <li>• Dairy House Farm, Ashford Hill (22/03361/FUL) for 1 x 4 bed dwelling. This does not accord with Policy HD2.</li> <li>• Hillcroft, Newbury Road, Headley (23/01328/PIP) for one dwelling of unknown size. It is unknown whether this accords with Policy HD2.</li> <li>• Land At Headley Common Farm Common Road, Headley (23/00263/TDC) for 1 x 4 bed dwelling. This does not accord with Policy HD2.</li> <li>• Paddock Land At Woodlands Park Farm, Ram Alley (23/01286/FUL) for 1 x 3 bed dwelling. This accords with Policy HD2.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>• Freemantle Farm, Hannington Road, North Oakley, Tadley (20/00386/FUL) for 2 x 2 bed dwellings, 4 x 3 bed dwellings, and 2 x 4 bed dwellings. This accords with Policy HD2.</li> </ul> <p>One proposal within the monitoring period is large enough to meet the threshold to provide affordable housing and First Homes:</p> <ul style="list-style-type: none"> <li>• Land At The South Side, Ashford Hill Road, Ashford Hill (21/03808/RES) for a reserved matters application for erection of 27 dwellings with associated development works, including appearance, landscaping, layout and scale (Pursuant to Outline Planning Application 19/02726/OUT) (allowed during 2022-2023). There is no requirement for First Homes as the outline permission was approved prior to 28 December 2021. The tenure mix is in line with Policy HD2 as 11 affordable dwellings will be provided, of which 70% will be rented and 30% will be shared ownership.</li> </ul>
Policy HD3: High Quality Design of New Development	Proposals will be permitted where they are of high design quality, positively contribute to the rural character of the Parish, and comply with the	To permit proposals which are of high design quality and which are informed by analysis of locally distinctive features set out in the policy.	<p><u>Major development</u></p> <p>One major development was approved during the monitoring period:</p> <ul style="list-style-type: none"> <li>• Land At The South Side, Ashford Hill Road, Ashford Hill (21/03808/RES) for a reserved matters application for erection of 27 dwellings with associated development works, including appearance, landscaping, layout and scale (Pursuant to Outline Planning Application 19/02726/OUT) (allowed during 2022-2023). The case officer's report finds the amended scheme is acceptable under Policy HD3 as the reserved matters are of high design quality.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
	<p>specific criteria set out in the policy. Proposals should be informed by an analysis of locally distinctive features with regard to the specific features set out in the policy. For non-residential properties, low carbon and energy efficient design should be employed where viable in accordance with National Design Guidance and the energy hierarchy.</p>	<p>To employ low carbon and energy efficient design on non-residential properties where viable, in line with National Design Guidance and energy hierarchy.</p>	<p><u>Consents</u> 15 planning applications which related to new dwellings were approved during the monitoring period, 11 of the case officer reports referenced Policy HD3:</p> <ul style="list-style-type: none"> <li>• Larkspur House, Newbury Road, Headley (21/01088/FUL) for erection of two detached dwellings and garages, the formation of a new access and landscaping (allowed on appeal during 2022-2023). The appeal decision does not refer to Policy HD3, as the initial committee report does not list Policy HD3 as a reason for refusal.</li> <li>• Land At Neats House, Common Road, Headley (21/01867/OUT) for outline planning application for the erection of 2 dwellings including access and layout (allowed on appeal during 2022-2023). The appeal decision does not refer to Policy HD3, as the initial case officer’s report does not list Policy HD3 as a reason for refusal.</li> <li>• Land At Ram Alley, Ram Alley, Ashford Hill (22/01715/FUL) for erection of 1 no. dwelling with associated parking and amenity (allowed during 2022-2023). The case officer’s report finds the proposal complies with Policy HD3 as the design is of high quality which integrates into the surrounding landscape character of the area.</li> <li>• Land To The North Of Catts Farm, Newbury Road, Headley (22/02885/PIP) for an application for Permission in Principle for the erection of a minimum of 1 no. and a maximum of 2 no. dwellings (allowed during 2022-2023). The case officer’s report refers to Policy HD3 and notes that as the application is for permission in principle, matters of design and layout are not required.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>• The Glade, Common Road, Headley (22/03069/FUL) for revision to planning consent 21/03253/FUL for the proposed erection of 2 x detached dwellings with associated parking and amenity space (allowed during 2022-2023). The case officer's report finds the proposal complies with Policy HD3 as the design is of high quality which integrates into the surrounding landscape character of the area.</li> <li>• Cherry Cottage, Holdrop Hill, Headley (23/00081/PIP) for Permission in Principle for residential development of 4 no. dwellings. The committee report refers to Policy HD3, and secures details of design and layout at technical details stage via condition to ensure compliance with Policy HD3.</li> <li>• Land At Knightsbridge Drive, Headley (23/01174/FUL) for erection of 4 no. dwellings. The case officer's report finds the proposal conflicts with Policy HD3 as there would be an adverse impact on the natural environment and landscape, and the development would not positively contribute to local distinctiveness through the development of an open agricultural site.</li> <li>• Land At 452090 161852 Galley Lane, Headley (22/02697/PIP) for Permission in Principle for residential development for a minimum of 1 no. and a maximum of 4 no. dwellings. The committee report finds the proposal accords with Policy HD3 in principle with regard to its impact on the landscape character, as development in this location would not be significantly harmful to the semi-rural character. Further details of design are secured via condition for technical details stage.</li> </ul>

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			<ul style="list-style-type: none"> <li>• Plum Tree Farm, Galley Lane, Headley (23/01037/PIP) for an application for Permission in Principle for residential development for a minimum of 2 no. dwellings and a maximum of 3 no. dwellings (including demolition of existing agricultural buildings). The case officer's report finds the proposal complies with Policy HD3 in principle with regard to its impact on the landscape character. Further details of design are secured via condition for technical details stage.</li> <li>• Land Adjacent To A339 Headley, Newbury Road, Headley (22/01504/PIP) for permission in principle for the erection of a minimum of 1 no. and maximum of 2 no. residential dwellings. This was allowed at appeal. The appeal decision finds the proposal does not conflict with Policy HD3 in principle, as the development would not be harmful to the semi-rural character and appearance of the area.</li> <li>• Dairy House Farm, Ashford Hill (22/03361/FUL) for removal of existing barn and erection of detached dwelling; with associated parking, turning, landscaping, private amenity space and access. The case officer's report refers to Policy HD3 and notes the proposed development would be a sympathetic addition and will respect the character and appearance of the surrounding area.</li> <li>• Hillcroft, Newbury Road, Headley (23/01328/PIP) for Permission in Principle for the erection of a minimum of 1 no. detached dwellinghouse and a maximum of 1 no. detached dwellinghouse with detached garage. The case officer's report refers to Policy HD3 and secures details of design and layout at technical details stage via condition to ensure compliance with Policy HD3.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>• Land At Headley Common Farm Common Road, Headley (23/00263/TDC) for an application for Technical Details Consent for the erection of 1 no. dwelling and detached garage; in accordance with Permission in Principle 21/01697/PIP. The case officer's report refers to Policy HD3 and finds the proposal would relate to surrounding development and would not result in significant and demonstrable harm on the local landscape character that cannot be mitigated against.</li> <li>• Paddock Land At Woodlands Park Farm, Ram Alley (23/01286/FUL) for erection of 1 no. dwelling with associated parking and amenity land. The case officer's report finds the proposal complies with Policy HD3 as the development would be read in the context of a number of other residential properties and would not encroach on the settlement of Ashford Hill.</li> <li>• Freemantle Farm, Hannington Road, North Oakley, Tadley (20/00386/FUL) for full planning permission via enabling development for works to the listed barn for agricultural and ancillary residential storage use; conversion and extension of former stable barn to form 1 no. 4 bedroom dwelling; demolition and part demolition of farm buildings, lean-to extension and single storey extension at Freemantle Farm, North Oakley. Outline permission for the erection of 7 no. dwellings as enabling development on a site adjacent Galley Lane, Headley. The site for seven dwellings is located in Ashford Hill with Headley parish. The case officer's report notes that as the application for seven dwellings is for outline permission only, details of design will be considered at reserved matters stage. The report notes that the proposed density and location of</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>the dwellings would not result in significant and demonstrable harm on the local landscape character that cannot be mitigated against.</p> <p>There were twelve planning applications relating to new buildings during the monitoring period, eight of the case officer reports referenced Policy HD3:</p> <ul style="list-style-type: none"> <li>• Berkshire Pools, Ashford Hill Road, Headley (23/01932/FUL) for demolition of office, showroom, and stores to allow construction of single storey building for same use (Class E - Commercial, Business and Service). The case officer's report finds the proposal complies with Policy HD3 as the proposed building would not have a harmful visual impact on the character of the streetscene or surrounding area.</li> <li>• Humbers Farm, Ashford Hill (23/01094/LDPO) for a certificate of lawfulness for the proposed erection of a single storey annexe building for purposes incidental to enjoyment of dwelling house. The case officer's report does not refer to Policy HD3 or design. As this is not considered under an LDPO application.</li> <li>• Knightsfield, 9 Knightsbridge Drive, Headley (23/01574/HSE) for conversion of existing studio to create an ancillary granny annexe. The case officer's report finds the proposal complies with Policy HD3 as the proposal would relate to surrounding development and would not result in significant and demonstrable harm on the local landscape character.</li> <li>• Pavilion, Ashford Hill Recreation Ground, Chapel Lane Ashford Hill (23/00038/FUL) for erection of machinery store. The case officer's report notes that by virtue of design the development would not have any adverse impacts on the character of the streetscene.</li> </ul>

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			<ul style="list-style-type: none"> <li>• Springfield, Newbury Road, Headley (23/00438/RET) for a retrospective application for erection of agricultural barn/store and drive/parking area (amended scheme to that approved under 19/00162/FUL and 20/01665/FUL, and request for new agricultural tie condition to vary original wording imposed to reflect perceived intent). The case officer's report finds the proposal complies with Policy HD3 as the proposal would relate to surrounding development and would not result in significant and demonstrable harm on the local landscape character.</li> <li>• Springfield, Newbury Road, Headley (23/00492/ROC) for variation of condition 1 (plans), 5 and 8a and 8b of 20/00550/FUL to alter location of dwelling and submit pre-commencement condition details. The case officer's report finds the amendments comply with Policy HD3 as the repositioning of the dwelling would not present a greater impact on the landscape character of the area.</li> <li>• Springfield, Newbury Road, Headley (23/01702/ROC) for variation of condition 2 of 23/00438/RET - Retrospective application for erection of agricultural barn/store and drive/parking area (amended scheme to that approved under 19/00162/FUL and 20/01665/FUL, and request for new agricultural tie condition to vary original wording imposed to reflect perceived intent). - Installation of security lighting adjacent the external doors of the barn. The case officer's report finds the amendments comply with Policy HD3 as the development is acceptable in terms of design and impact on the character of the area.</li> <li>• Tanhouse, Ashford Hill Road, Headley (22/01909/HSE) for erection of a detached annexe ancillary to main dwelling. The case officer's report</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>finds the proposal complies with Policy HD3, as the development would not have any wider impact on the visual amenity of the area.</p> <ul style="list-style-type: none"> <li>• Wheelers Land, Ashford Hill (22/02041/FUL) for extension and alterations to main house, demolition of existing outbuildings, extension and alterations to existing cottage, alterations to existing outbuilding to form annexe, home office and store, erection of new stable block, change of use of land from agriculture to equestrian and construction of new manege. The case officer's report refers to Policy HD3 and finds the proposal would not have any adverse impact on the wider character or visual amenity of the area.</li> <li>• Wheelers Land, Ashford Hill (23/01801/ROC) for variation of condition 1 of 22/02041/FUL - Extension and alterations to main house, demolition of existing outbuildings, extension and alterations to existing cottage, alterations to existing outbuilding to form annexe, home office and store, erection of new stable block, change of use of land from agriculture to equestrian and construction of new manege - The purpose of this application is to alter the position of the manege. The case officer's report refers to Policy HD3 and finds the development would still relate well to its surroundings and have no harmful impact on the visual amenity or character of the area.</li> <li>• 1 Evergreen, Headley (22/02638/HSE) for proposed garage conversion, new entrance hall and erection of shed to front of property. The case officer's report notes that by virtue of design the development would not have any adverse impacts on the character of the streetscene.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>Ashford Hill Compound Site, Hyde End Road, Ashford Hill (23/01108/FUL) for extension to the existing Ashford Hill Compound Station for the installation of new sealing end towers. The case officer's report refers to the Neighbourhood Plan and notes the design is in keeping with the existing site and would not have any adverse impacts on the street scene or character of the area.</li> </ul> <p><u>Refusals</u> There were five planning applications refused during the monitoring period because of non-compliance with Policy HD3:</p> <ul style="list-style-type: none"> <li>Land To The South West Of Ashford Hill Road, Ashford Hill (22/03143/OUT) for an outline application for up to 47 dwellings with associated access and landscaping (with appearance, landscaping, layout and scale reserved) (refused during 2022-2023). This proposal was refused as the development would harm the character, visual amenity and scenic quality of the local landscape by virtue of introducing inappropriate residential development to a countryside location, which is contrary to Policy HD3.</li> <li>Land Adjoining Hillside House, Ashford Hill Road, Headley (22/02209/FUL) for erection of 2 no. five-bed dwellings with associated landscaping. This proposal was refused as it would not integrate into the street scene and would be detrimental to the visual amenity of the area, which is contrary to Policy HD3. A subsequent appeal was dismissed outside of the monitoring period.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<ul style="list-style-type: none"> <li>• Land Adjacent To Council Houses, North Of Galley Lane, Headley (23/02523/PIP) for permission in principle for residential development for 4no. dwellings. The application was refused as the proposal would fail to respect and integrate with the character, visual amenity, and scenic quality of the local landscape, which is contrary to Policy HD3. A subsequent appeal was lodged outside of the monitoring period.</li> <li>• Land At OS Ref 451959 162296 Harrow Drive, Headley (23/02520/PIP) for permission in principle for a single residential dwelling. This proposal was refused as it would introduce an inappropriate form of development into a countryside location which would not be sympathetic to, and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape, which is contrary to Policy HD3.</li> <li>• Land At OS Ref 451959 162296 Harrow Drive, Headley (23/00329/PIP) for permission in principle for a single residential dwelling. This proposal was refused as it would introduce an inappropriate form of development into a countryside location which would not be sympathetic to, and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape which is contrary to Policy HD3. The subsequent appeal was dismissed in the 2023-2024 monitoring year as the site is not suitable for development with regard to its effect on the character and appearance of the area, which is found to still conflict with Policy HD3.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p><u>Building for a Healthy Life assessments</u>  The council use the Building for a Healthy Life criteria for assessing the design quality of new development. Building for a Healthy Life is most appropriately used to monitor larger schemes (of 10 or more). However, no schemes (or full phases) of 10 or more units were completed during the monitoring period, meaning it has not been considered suitable to assess any of the completed developments.</p>
<p>Policy HD4: Infrastructure considerations</p>	<p>New and improved utility infrastructure will be encouraged and supported. Where appropriate, planning permission for developments which require off-site upgrades will be subject to conditions to ensure occupation is aligned with</p>	<p>To encourage new and improved utility infrastructure. To ensure occupation is aligned with delivery of necessary infrastructure upgrades via conditions on planning permission, where developments require off-site</p>	<p><u>Major Development</u>  There was one major development consent within the monitoring period, this refers to Policy HD4:</p> <ul style="list-style-type: none"> <li>• Land At The South Side, Ashford Hill Road, Ashford Hill (21/03808/RES) for a reserved matters application for erection of 27 dwellings with associated development works, including appearance, landscaping, layout and scale (Pursuant to Outline Planning Application 19/02726/OUT) (allowed during 2022-2023). The case officer's report refers to Policy HD4 and lists objections to the lack of infrastructure provided, however notes that the sustainability of the site and infrastructure provisions were considered in approving the principle of development at the site, and these are not considered again in this reserved matters application.</li> </ul> <p><u>Refusals</u>  There were two major applications within the monitoring period refused for non-compliance with Policy HD4:</p>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
	<p>delivery of necessary infrastructure upgrades. Developers must make proper provision for surface water drainage. The principles of flood management, including sustainable drainage systems, should conform to the requirements of Local Plan Policy EM7.</p>	<p>upgrades to infrastructure. To ensure developers make proper provision for surface water drainage, and the principles of flood management conform to Local Plan Policy EM7.</p>	<ul style="list-style-type: none"> <li>• Land To The South West Of Ashford Hill Road, Ashford Hill (22/03143/OUT) for an outline application for up to 47 dwellings with associated access and landscaping (with appearance, landscaping, layout and scale reserved) (refused during 2022-2023). This proposal was refused as it does not make adequate provision for community and infrastructure contributions, which is contrary to Policy HD4.</li> <li>• Land South Of Holt Cottages, Ashford Hill (21/02696/OUT) for an outline planning application for the erection of 36 dwellings, including affordable housing, with associated public open space and landscaping, together with means of access from the B3051 (refused during 2022-2023). The application was refused as the proposal did not make adequate provision for community and infrastructure contributions, which is contrary to Policy HD4. The subsequent appeal was dismissed in the 2023-2024 monitoring year but this was not on the grounds of non-compliance with HD4.</li> </ul>
<b>Employment and Skills</b>			
Policy LE1: New and existing employment	Proposals for new or extended employment premises will be	To permit proposals for new or extended employment	<p><u>Consents</u> There was one planning application consent relating to new and existing employment within the monitoring period, this referred to Policy LE1:</p>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
	<p>permitted where they accord with relevant Development Plan policies and the criteria set out in the Local Plan. Evidence must be submitted to ensure that any development proposals for new or extended employment facilities are appropriate to their surroundings and will not have negative impacts on neighbouring amenity or local roads.</p>	<p>premises where they accord with relevant Development Plan policies and criteria in the Local Plan.</p>	<ul style="list-style-type: none"> <li>• Berkshire Pools, Ashford Hill Road, Headley (23/01932/FUL) Demolition of office, showroom and stores to allow construction of single storey building for same use (Class E - Commercial, Business and Service). The case officer's report finds the proposal complies with Policy LE1, as the development is appropriate to its surroundings and will lead to increased floor space for the established rural business. The report notes that sufficient parking is provided, and a condition is applied to ensure the parking and turning areas are provided in accordance with plans prior to construction, to ensure that local roads are not impacted.</li> </ul> <p><u>Refusals</u> There were no refusals relating to new and existing employment in the monitoring period.</p>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
Policy LE2: Development on Farms	Proposals for development on farms will be supported provided they meet the specific criteria set out in the policy.	To support development on farms if it meets the specific criteria set out within the policy.	<p><u>Consents</u></p> <p>There were no planning applications consented for development on farms in the monitoring period.</p>
<b>Transport, Traffic, Highways and Public Rights of Way</b>			
Policy TTP1: Transport, Traffic and Public Rights of Way	New development will only be permitted providing there is no adverse impact on road safety, the road network or existing public rights of way, and should have regard to BDBC's Parking Standards Supplementary	<p>To ensure new development doesn't have adverse impacts on road safety, the road network or existing public rights of way.</p> <p>To ensure adequate parking is provided at new developments with respect to the character and design of the</p>	<p>Policies TTP1, TTP2, and TTP3 of the Neighbourhood Plan collectively regard Transport, Traffic, Highways, and Public Rights of Way in the parish. Planning applications are monitored below for compliance with all three of these policies.</p> <p><u>Major Consents</u></p> <p>There was one major planning application consent within the monitoring period, which refers to Policies TTP1, TTP2, and TTP3:</p> <ul style="list-style-type: none"> <li>Land At The South Side, Ashford Hill Road, Ashford Hill (21/03808/RES) for a reserved matters application for erection of 27 dwellings with associated development works, including appearance, landscaping, layout and scale (Pursuant to Outline Planning Application 19/02726/OUT) (allowed during 2022-2023). The case officer's report refers to Policies TTP1, TTP2, and TTP3. The report notes that the principle of development in approving the site has already been approved in the outline planning application, which includes the issues of</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
	<p>Planning Document.</p> <p>New development should provide adequate parking on site and respect the character and design of the development it serves.</p>	<p>development it serves.</p>	<p>traffic generation and impact on highway safety raised in the Transport Assessment provided. Conditions to ensure compliance with Policies TTP1, TTP2, and TTP3 are secured. The report further notes that a Public Right of Way (PROW 729) passes approximately 300m to the Southwest of the site, and the access to this is also not impacted.</p> <p><u>Consents</u></p> <p>There were 15 planning application consents for new dwellings within the monitoring period, eight of these referred to Transport, Traffic, Highways and Public Rights of Way Policies:</p> <ul style="list-style-type: none"> <li>• Larkspur House, Newbury Road, Headley (21/01088/FUL) for erection of two detached dwellings and garages, the formation of a new access and landscaping (allowed on appeal during 2022-2023). The committee report notes that the development would not cause an adverse impact on highway safety, and the site provides safe and convenient access for all users, with a condition applied to secure visibility splays on the highway. The provisions for parking and cycle storage are sufficient and their delivery is secured via condition.</li> <li>• Land At Neats House, Common Road, Headley (21/01867/OUT) for outline planning application for the erection of 2 dwellings including access and layout (allowed on appeal during 2022-2023). The appeal decision notes that significant numbers of vehicles on the highway will not be generated as the proposal is relatively small-scale, and a condition is applied to ensure adequate visibility splays are secured. The</li> </ul>
<p>Policy TTP2: Pedestrian and Cycle Access</p>	<p>Where relevant, new development should provide safe pedestrian and cycle access and link up with existing rights of way and pavements. Additionally, where relevant, all new developments will</p>	<p>To provide safe pedestrian and cycle access where relevant, which links up with existing rights of way and pavements. To provide safe vehicular access.</p>	

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
	be expected to provide safe vehicular access.		<p>appeal applies further conditions to ensure that dwellings are not brought into use until vehicular access is constructed and car and cycle parking spaces are provided.</p>
Policy TTP3: Rights of Way	New developments should not hinder access to Rights of Way defined by the HCC Definitive Maps of Public Rights of Way.	To ensure developments do not hinder access to PROW's.	<ul style="list-style-type: none"> <li>• Land At Ram Alley, Ram Alley, Ashford Hill (22/01715/FUL) for erection of 1 no. dwelling with associated parking and amenity (allowed during 2022-2023). The case officer's report finds the proposal complies with Policy TTP1 as sufficient parking is provided in line with the Parking SPD, and the scale of development is not considered to impact on neighbouring roads or highway safety. The report refers to Policy TTP3 and notes that a PROW runs through the site, and secures via condition a construction method statement to safeguard users of the PROW and ensure there are no adverse impacts upon it.</li> <li>• Land To The North Of Catts Farm, Newbury Road, Headley (22/02885/PIP) for an application for Permission in Principle for the erection of a minimum of 1 no. and a maximum of 2 no. dwellings (allowed during 2022-2023). The case officer's report notes that the traffic generated would be small and not raise objections in terms of highway safety and impacts on neighbouring roads. Conditions are applied to ensure adequate parking, cycle storage, and details of pedestrian access are provided at Technical Details Consent Stage.</li> <li>• The Glade, Common Road, Headley (22/03069/FUL) for revision to planning consent 21/03253/FUL for the proposed erection of 2 x detached dwellings with associated parking and amenity space (allowed during 2022-2023). The case officer's report refers to TTP1 and applies</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>the condition that provisions for turning, parking, and pedestrian access are secured before dwellings are occupied.</p> <ul style="list-style-type: none"> <li>• Cherry Cottage, Holdrop Hill, Headley (23/00081/PIP) for Permission in Principle for residential development of 4 no. dwellings. The committee report notes that the traffic generated would be small and not raise objections in terms of highway safety and impacts on neighbouring roads. Conditions are applied to ensure adequate parking, cycle storage, and details of pedestrian access are provided at Technical Details Consent Stage.</li> <li>• Land At Knightsbridge Drive, Headley (23/01174/FUL) for erection of 4 no. dwellings. The case officer's report refers to TTP1 and applies the condition that provisions for turning, parking, and pedestrian access are secured before dwellings are occupied.</li> <li>• Land At 452090 161852 Galley Lane, Headley (22/02697/PIP) for Permission in Principle for residential development for a minimum of 1 no. and a maximum of 4 no. dwellings. The case officer's report refers to TTP1 and applies the condition that provisions for turning, parking, and pedestrian access are secured before dwellings are occupied. The report does not refer to Policies TTP2 and TTP3.</li> <li>• Freemantle Farm, Hannington Road North Oakley And Land At Galley Lane, Headley (20/00386/FUL) for full planning permission via enabling development for works to the listed barn for agricultural and ancillary residential storage use; conversion and extension of former stable barn to form 1 no. 4 bedroom dwelling; demolition and part demolition of farm buildings, lean-to extension and single storey extension at Freemantle</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>Farm, North Oakley. Outline permission for the erection of 7 no. dwellings as enabling development on a site adjacent Galley Lane, Headley. The site for seven dwellings is located in Ashford Hill with Headley parish. The committee report notes that the traffic generated would not harm the local and wider highway network. Conditions are applied to ensure adequate parking, cycle storage, and details of pedestrian access are provided at Technical Details Consent Stage.</p> <ul style="list-style-type: none"> <li>• Plum Tree Farm, Galley Lane, Headley (23/01037/PIP) for an application for Permission in Principle for residential development for a minimum of 2 no. dwellings and a maximum of 3 no. dwellings (including demolition of existing agricultural buildings). The case officer's report refers to TTP1 and applies the condition that provisions for turning, parking, and pedestrian access are secured before dwellings are occupied. The report also notes that a PROW runs broadly parallel with the northern edge of the site, however the proposal will not impact the views or access of this.</li> <li>• Land Adjacent To A339 Headley, Newbury Road, Headley (22/01504/PIP) for permission in principle for the erection of a minimum of 1 no. and maximum of 2 no. residential dwellings. This was allowed at appeal. The appeal decision notes that matters of highway safety and parking are not for permission in principle stage and will be considered at technical details stage.</li> <li>• Dairy House Farm, Ashford Hill (22/03361/FUL) for removal of existing barn and erection of detached dwelling; with associated parking, turning, landscaping, private amenity space and access. The case officer's report refers to Policies TTP1, TTP2, and TTP3. It finds that the traffic</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>generated would not be at a level which would harm the local and wider highway network. Conditions are applied to ensure adequate parking, cycle storage, and details of pedestrian access are provided. The report further notes that access to the PROW leading up to the site will not be hindered and a grass verge is included to accommodate it.</p> <ul style="list-style-type: none"> <li>• Hillcroft, Newbury Road, Headley (23/01328/PIP) for Permission in Principle for the erection of a minimum of 1 no. detached dwellinghouse and a maximum of 1 no. detached dwellinghouse with detached garage. The case officer's report refers to Policies TTP1 and TTP2. It finds that the traffic generated would not be at a level which would harm the local and wider highway network. Conditions are applied to ensure adequate parking and cycle storage are provided, and a site plan including pedestrian access.</li> <li>• Land At Headley Common Farm Common Road, Headley (23/00263/TDC) for an application for Technical Details Consent for the erection of 1 no. dwelling and detached garage; in accordance with Permission in Principle 21/01697/PIP. The committee notes that the traffic generated would not be at a level which would harm the local and wider highway network, and the dwelling would be served by an existing access point. Conditions are applied to ensure adequate parking, cycle storage, and details of pedestrian access are provided.</li> <li>• Paddock Land At Woodlands Park Farm, Ram Alley (23/01286/FUL) for erection of 1 no. dwelling with associated parking and amenity land. The case officer's report refers to TTP1 and applies the condition that provisions for turning, parking, and pedestrian access are secured</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ashford Hill with Headley Parish Council)	Performance during monitoring period 21 October 2022-31 March 2024
			<p>before dwellings are occupied. The report further notes that there are two PROW located within the proximity of the site, and that the proposed dwelling would be seen within the context of the surrounding dwellings and would not cause harm to the views or access of the PROWs.</p> <p><u>Refusals</u> There were no refusals for new dwellings on the grounds of non-compliance with Transport, Traffic, Public Rights of Way or Pedestrian and Cycle Access Policies.</p>

## East Woodhay (Monitoring year 1)

### East Woodhay Neighbourhood Plan 2022-2029

#### Monitoring Report 1 covering the period from 24 February 2023-31 March 2024

##### Introduction:

The East Woodhay Neighbourhood Plan was made (adopted) by the borough council on 23<sup>rd</sup> February 2023. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with East Woodhay Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and East Woodhay Parish Council as the 'qualifying body' who produced the plan.**

This first monitoring report covers the period from 24 February 2023-31 March 2023 and 1 April 2023-31 March 2024.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the Parish.

##### Progress against Local Plan Policy SS5:

East Woodhay has no requirement under Policy SS5 to deliver any homes, therefore the East Woodhay Neighbourhood Plan does not include any site allocations.

## Monitoring of the East Woodhay Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the East Woodhay Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

### **Overall quantum of development within the parish of East Woodhay**

This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.

#### Consents:

289 gross and 287 net new dwellings were allowed within the parish during the monitoring period at:

- Furzelea, Hatt Common, East Woodhay (22/02263/TDC) for Technical Details Consent for the demolition of an existing garage and erection of a single dwellinghouse pursuant to 21/00860/PIP (allowed during 2022-2023).
- Land South West Of Yewhurst, Heath End (22/03388/TDC) for technical details consent pursuant to Permission in Principle ref 22/01772/PIP for the residential development of 1 no. dwelling (allowed during 2022-2023).
- Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 82 dwellings (Use Class C3), public open space, associated landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road. The site falls partially within East Woodhay parish and partly within Highclere parish The application was initially refused within the monitoring period and subsequently allowed at appeal in the same monitoring period.
- Land Adjacent Gore End Road, Ball Hill (22/02728/TDC) for an application for Technical Details Consent for the erection of 4 no. dwellings with associated parking, turning, landscaping, private amenity space and access in accordance with Permission in Principle 21/02308/PIP.
- Land Adjacent To Orchard House, Ball Hill (22/02872/PIP) for an application for Permission in Principle for the removal of existing buildings/structures and the erection of up to 4 no. dwellings (Use Class C3).

- Land Adjacent To Woolton Hill Sports Club, Woolton Hill (22/00183/PIP) for Permission in Principle for residential development up to 3 dwellings. This was allowed at appeal.
- Land North Of Slade Hill, Slade Hill, Woolton Hill (22/02091/PIP) for Permission in Principle for residential development up to 2 no. dwellings. This was allowed at appeal.
- Yew Tree Cottage, Mount Road, Highclere (23/01087/FUL) for erection of 2 no. semi-detached dwellings (starter homes).
- Long Meadow, North End Road, North End (23/01664/FUL) for proposed demolition of existing dwelling, and erection of replacement 2.5 storey dwelling and car barn with associated works.
- Yewhurst, Heath End (23/00726/FUL) for demolition of existing house and erection of new dwelling and associated works (part retrospective).

#### Completions:

Completions data is only available for a whole monitoring year and so information is only provided for 2023-2024.

There were three gross (one net) dwelling completions within the parish during the monitoring year (2023-2024 only) at:

- One dwelling at Broadmead Barn, North End Road (20/00869/FUL).
- One gross (zero net) dwelling at 21 Woolton Lodge Gardens (20/03610/FUL).
- One gross (zero net) dwelling at Sungrove Farm Land at Abbey Wells Road (19/02956/FUL).

#### Refusals:

Three planning applications related to new dwellings were refused during the monitoring period at:

- Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish.
- Land At Land Adjoining The Barn Hilliers Farm, Gore End (23/02579/PIP) for Permission in Principle for the Erection of a minimum of 1 no. dwelling and a maximum of 4 no. dwellings.
- Ball Hill Bakery, Burlyns Lane, Ball Hill (23/00300/RES) for a reserved matters application for the erection of 1 no. dwelling, including appearance, landscaping and layout (pursuant to outline planning application 21/02329/OUT).

## Refusals and appeals

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There were three planning applications refused during the monitoring period:

- Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The proposal was refused as it would harm the character, visual amenity and scenic quality of the local landscape by introducing inappropriate development into a countryside location, as well as impacting the setting of the adjacent North Wessex Downs National Landscape. The proposal is of unacceptable scale, layout and appearance of an urbanising quality and unacceptable high density design, without sufficient architectural quality or provision of open space and play areas for the size of development. Further to this, the proposals would create an unacceptable layout and would not be able to safely accommodate bus movements and thus would not deliver an accessible alternative transport to the private motor car. The proposal does not demonstrate that green infrastructure can be provided. Finally, in the absence of any legal agreement the proposal does not make adequate provision for community and infrastructure contributions. The five reasons given in the decision notice are collectively contrary to the NPPF (2021); Local Plan Policies EM1, EM4, EM5, EM10, CN1, CN6, and CN9; Neighbourhood Plan Policies HO1, HO2, NE1, NE5, TT1, and CF2; the Landscape, Biodiversity and Trees SPD (2018); the Design and Sustainability SPD (2018); and guidance in the Planning Obligations for Infrastructure SPD (2018). This was subsequently allowed on appeal during the monitoring year, although the proposal is noted to conflict with the spatial strategy, The inspector concluded it was a balanced decision given the land supply position and age of the Local Plan. Thus, the proposal is in accordance with the development plan as a whole despite conflicting with Policies HO2 and NE1 of the Neighbourhood Plan.
- Land At Land Adjoining The Barn Hilliers Farm, Gore End (23/02579/PIP) for Permission in Principle for the Erection of a minimum of 1 no. dwelling and a maximum of 4 no. dwellings. This application was refused as it would result in the erection of new dwellings outside of the SPB and distanced from facilities and services, which is not considered a sustainable form of development. Further to this, by introducing inappropriate levels of development into a countryside location the proposal was refused as it would not be sympathetic to and fail to respect the character, visual amenity and scenic quality of the local landscape, and harm the North Wessex Downs National Landscape. The proposal is thus contrary to the NPPF (2023); Local Plan Policies EM1, EM10, SD1, SS1 and SS6; Neighbourhood Plan Policies NE1, HO2, TT1 and East Woodhay Design Statement; the Design and Sustainability SPD (2018); and the Landscape, Biodiversity and Trees SPD (2018).
- Ball Hill Bakery, Burlyns Lane, Ball Hill (23/00300/RES) for a reserved matters application for the erection of 1 no. dwelling, including appearance, landscaping and layout (pursuant to outline planning application 21/02329/OUT). The reserved matters application was

refused as the design, scale, bulk and massing would result in an incongruous and suburban form of development that would not satisfactorily integrate into the landscape. Further to this, the proposal would result in less than substantial harm to the significance of the nearby designated heritage asset and public benefits would not outweigh this harm. This is contrary to the NPPF (2023); Local Plan Policies EM10 and EM11; Neighbourhood Plan Policies HO1 and HE2; the Design and Sustainability SPD (2018); and the Heritage SPD (2019).

Two planning applications that were refused during the previous monitoring period were allowed at appeal during the monitoring period:

- Land Adjacent To Woolton Hill Sports Club, Woolton Hill (22/00183/PIP) for Permission in Principle for residential development up to 3 dwellings. This was allowed at appeal. This appeal was allowed as the inspector found the proposal would provide a suitable location for housing with respect to accessibility to services and facilities, and thus does not conflict with Neighbourhood Plan Policy HO2. Additionally, the inspector notes that the site consists of a field with the built-up edge of the village on either side, and so the proposal would be largely visually contained and screened from Woolton Hill Road with dense landscaping. Thus, the appeal was allowed as the proposal would conserve the landscape and scenic beauty of the National Landscape and provide adequate access to facilities and services.
- Land North Of Slade Hill, Slade Hill, Woolton Hill (22/02091/PIP) for Permission in Principle for residential development up to 2 no. dwellings. This was allowed at appeal. This appeal was allowed as development at this location would represent a small extension to the village, and the visual impact on the wider countryside would be limited as the site is largely well contained by vegetation. The inspector does note that the proposal is not in accordance with Local Plan Policies SS1 and SS6 and Neighbourhood Plan Policy HO2, however finds their purpose is to promote growth where it would protect the rural character of the environment. The appeal thus determines that due to the scale of development and site's context the proposal would not cause harm to the semi-rural character, and limited weight is given to conflicts with the council's policies due to the lack of 5-year housing land supply.

Three planning applications that were refused during a previous monitoring period were dismissed at appeal during the monitoring period:

- Land At Ball Hill (22/02019/PIP) for Permission in Principle for residential development of 1 no. dwelling (Use Class C3). The appeal was dismissed because the principle of the proposal would be inconsistent with the development plan when read as a whole. The appeal decision refers to harm caused to the landscape and scenic beauty of the AONB.
- Land At Hatt Common, Ball Hill, Hatt Common (22/00936/FUL) for erection of 1 no. dwelling, detached garage and vehicular access. The appeal was dismissed as the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits. It therefore conflicts with the development plan as a whole.
- 5 Copnor Church Road, Woolton Hill (22/02328/FUL) for the erection of 1 no. dwelling and associated parking. The appeal was dismissed because it conflicts with the development plan. It would cause harm to the character and appearance of the area, and to

the living conditions of the occupants of no 5 through loss of outlook. Contrary to Policy EM1 and EM10 of the Basingstoke and Deane Local Plan and Policy NE1 and HO1 of the Neighbourhood Plan.

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
<b>Natural Environment</b>			
Policy NE1: Protecting the Landscape	Proposals should recognise and seek to conserve and enhance the natural landscape, biodiversity, and local character of the Parish. They should follow relevant policies in the North Wessex Downs National Landscape Management Plan and specific criteria set out within the policy. Planting schemes should reflect native species and be planted in groups.	To conserve and enhance the natural landscape, biodiversity, and local character of the Parish, by ensuring development follows relevant policies. To ensure planting schemes reflect native species and reflect natural growth by planting in groups rather than linear arrangements. To control adverse visual impacts of new developments by	<p><u>Consents</u></p> <p>10 planning applications for new dwellings were consented during the monitoring period, eight of these complied with Policy NE1:</p> <ul style="list-style-type: none"> <li>• Furzelea, Hatt Common, East Woodhay (22/02263/TDC) for technical Details Consent for the demolition of an existing garage and erection of a single dwellinghouse pursuant to 21/00860/PIP (allowed during 2022-2023). The case officer's report finds the proposal complies with Policy NE1 as the design of the proposed dwelling is appropriate in size and design for the existing village / area, and is acceptable in design and amenity aspects as the amended designs maximise the use of existing boundary hedges and cover.</li> <li>• Land South West Of Yewhurst, Heath End (22/03388/TDC) for technical details consent pursuant to Permission in Principle ref 22/01772/PIP for the residential development of 1 no. dwelling (allowed during 2022-2023). The case officer's report refers to Policy NE1 and finds the proposal would not present as a dominant, incongruous feature within the immediate skyline, and the proposal would not result in adverse harm to the character of the street scene or wider area.</li> <li>• Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The application was</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
	Buildings should be sited below the ridgelines and scarps of the Downs, and maximise the use of existing and enhanced tree cover.	ensuring buildings are sited below the ridgelines and scarps of the North Wessex Downs.	<p>initially refused within the monitoring period and subsequently allowed at appeal in the same monitoring period. The appeal decision notes the proposal would accord with some elements of Policy NE1, as it would sit below ridgelines and would maximise the use of existing and enhanced tree cover. However, it notes the proposal would not conserve and enhance the landscape and thus conflicts with Policy NE1 as a whole.</p> <ul style="list-style-type: none"> <li>• Land Adjacent Gore End Road, Ball Hill (22/02728/TDC) for an application for Technical Details Consent for the erection of 4 no. dwellings with associated parking, turning, landscaping, private amenity space and access in accordance with Permission in Principle 21/02308/PIP. The committee report finds the proposal complies with Policy NE1 as it would relate well to the surrounding development and would not result in significant impacts on the local landscape character or scenic quality of the area.</li> <li>• Land Adjacent To Orchard House, Ball Hill (22/02872/PIP) for an application for Permission in Principle for the removal of existing buildings/structures and the erection of up to 4 no. dwellings (Use Class C3). The committee report finds the development would be acceptable in principle and comply with Policy NE1, subject to details being submitted at the TDC stage.</li> <li>• Land Adjacent To Woolton Hill Sports Club, Woolton Hill (22/00183/PIP) for Permission in Principle for residential development up to 3 dwellings. This was allowed at appeal. The appeal decision finds the location of the proposal would be largely visually contained and would not intrude into the wider countryside or landscape, and thus would conserve the landscape which is acceptable in principle.</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<ul style="list-style-type: none"> <li>• Land North Of Slade Hill, Slade Hill, Woolton Hill (22/02091/PIP) for Permission in Principle for residential development up to 2 no. dwellings. This was allowed at appeal. The appeal decision finds the proposal is not contrary to Policy NE1 in principle, as the development would not harm the character or appearance of the area and would conserve the landscape and scenic beauty of the North Wessex Downs.</li> <li>• Yew Tree Cottage, Mount Road, Highclere (23/01087/FUL) for erection of 2 no. semi-detached dwellings (starter homes). The case officer's report finds the proposal would accord with Policy NE1 as the proportions and appearance of the properties would generally be in keeping with the character of the area, and the development would overall respect the character and appearance of the area and scenic quality of the National Landscape.</li> <li>• Long Meadow, North End Road, North End (23/01664/FUL) for proposed demolition of existing dwelling, and erection of replacement 2.5 storey dwelling and car barn with associated works. The case officer's report finds the proposal complies with Policy NE1 as it would be sympathetic to and respect the visual amenity and character of the area, and would conserve the landscape and scenic quality of the National Landscape.</li> <li>• Yewhurst, Heath End (23/00726/FUL) for demolition of existing house and erection of new dwelling and associated works (part retrospective). The case officer's report finds the proposal complies with Policy NE1 as the development would not result in adverse harm to the character of the wider area.</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p>10 planning applications for new buildings / structures were consented during the monitoring period, two of these complied with Policy NE1:</p> <ul style="list-style-type: none"> <li>• December House, Broadlayings, Woolton Hill (23/02679/HSE) for erection of a garage car port. The case officer's report finds the proposal would maintain the character and appearance of the local area and protect the local landscape.</li> <li>• Merrifield, Knights Lane, Ball Hill (23/02070/HSE) for erection of an outbuilding for use as an annexe. The case officer's report finds the proposal would maintain the character and appearance of the local area, and protect the local landscape.</li> <li>• Malverleys, Fullers Lane, East End (23/03148/HSE) for removal and replacement of existing barn. The case officer's report refers to Policy NE1 and finds the proposal would not be more imposing on the local landscape than the existing building it is to replace.</li> <li>• Chancers Barn, Woolton Hill (23/02820/FUL) for erection of double garage ancillary to new dwelling approved under 22/02863/FUL. The case officer's report finds that by virtue of size, design and siting of the proposed garage, there would be no detrimental impact on the rural character of the area.</li> <li>• Knights Close, Ball Hill (24/00155/RET) for a retrospective application for use of existing outbuilding as an annex. The case officer's report finds the impacts outside of the site itself would not be significant and there would be no undue visual intrusion into the landscape, which conserves the character and setting of the surrounding landscape.</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<ul style="list-style-type: none"> <li>• Hitchens, Woolton Hill (23/00494/HSE) for erection of a greenhouse in the back garden. The case officer's report notes the proposal would maintain the character and qualities of the area.</li> <li>• Land At OS Ref 441457 163666, North End (23/01401/ROC) for variation of condition 1 of 22/00681/FUL - Demolition of two existing stable blocks and erection of replacement stables - Alteration to facing materials and increased area. The case officer's report finds the proposal is in keeping with the design and materials used in the local area.</li> <li>• Gleneve, Broadlayings, Woolton Hill (23/01395/HSE) for proposed detached garage. The case officer's report finds the proposed garage is in keeping with the 'built line' of the immediate vicinity and is acceptable in its position within the streetscene.</li> <li>• Land At OS Ref 443080 161689, Woolton Hill Road, Woolton Hill (21/03597/HSE) for erection of store for incidental use of residential dwelling. The case officer's report notes the proposal would not be out of keeping with the character of the area and surrounding landscape.</li> <li>• The Land Off Heath End Road, East End (23/01389/FUL) for erection of a steel portal framed barn for the purposes of agricultural storage. The case officer's report finds the proposal complies with Policy NE1 as the proposed building would be well screened from the surrounding area and have minimal impact on the character of the local area.</li> </ul> <p><u>Refusals</u> Two planning applications were refused due to non-compliance with Policy NE1 during the monitoring period:</p>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<ul style="list-style-type: none"> <li>• Land At Watermill Bridge Andover Road Wash Water Hampshire (21/03394/OUT) for hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The decision notice for the refusal finds the proposal is contrary to Policy NE1 as the development would harm the character, visual amenity and scenic quality of the local landscape by virtue of introducing inappropriate residential development into a countryside location.</li> <li>• Land At Land Adjoining The Barn, Hilliers Farm, Gore End (23/02579/PIP) for Permission in Principle for the Erection of a minimum of 1 no. dwelling and a maximum of 4 no. dwellings. The decision notice finds the proposal is contrary to Policy NE1 as it would introduce an inappropriate form of residential development into a countryside location which would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape.</li> </ul> <p><u>Appeals</u> One appeal was dismissed during the monitoring year because of non-compliance with Policy NE1:</p> <ul style="list-style-type: none"> <li>• 5 Copnor Church Road, Woolton Hill (22/02328/FUL) for the erection of 1no. dwelling and associated parking. The appeal was dismissed because it conflicts with the development plan. It would cause harm to the character and appearance of the area, and to the living conditions of the occupants of no 5 through loss of outlook. Contrary to Policy EM1 and EM10 of the Basingstoke and Deane Local Plan and Policy NE1 and HO1 of the Neighbourhood Plan.</li> </ul>
Policy NE2: Key Views	Proposals which are located within or immediately	To support proposals which do not adversely	<u>Consents</u>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
	<p>adjoining a Key View identified within the Policy will only be supported if it can be demonstrated that the Key View is still enjoyed, and will otherwise not be supported.</p>	<p>impact Key Views set out in the policy and reject development that undermines a Key View.</p>	<p>15 planning applications were approved which were located within or immediately adjoining a Key View within the monitoring period. Two of the case officer reports referred to Policy NE2:</p> <ul style="list-style-type: none"> <li>• Malverleys, Fullers Lane, East End (23/03148/HSE) for removal and replacement of existing barn. The case officer's report refers to Policy NE2 and finds the proposed increase in bulk, scale and massing would be acceptable as the proposed building would be no more prominent within a streetscene, whereby the dwelling is enclosed from public views.</li> <li>• The Barn House, Ball Hill (24/00222/HSE) for a single storey side extension as playroom, Single storey Orangery, Extended rear porch, Associated internal and external alterations. The case officer's report notes that the development is single story so would not be read within the streetscene.</li> <li>• Chancers Barn, Woolton Hill (23/02820/FUL) for erection of double garage ancillary to new dwelling approved under 22/02863/FUL. The case officer's report notes that the proposed garage is of simple design, and though visible from the highway it is also set back with an existing boundary wall. The case officer's report notes that the proposed garage is of simple design, and though visible from the highway it is also set back with an existing boundary wall. Furthermore, as there are other garages visible from the highway, the proposal is considered acceptable and a sympathetic addition to the existing property.</li> <li>• Northways, East Woodhay (24/00017/HSE) to replace set of automated softwood 5 bar gates with set of automated iroko spindle top gates. The case officer's report notes that the gate would limit some views. The case officer's report notes that the gate would limit some views. The report finds</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p>these would be limited to only views of the dwelling house and the proposed gate would have void gaps, and therefore would not completely block or obscure views.</p> <ul style="list-style-type: none"> <li>• Long Meadow, North End Road, North End (23/01664/FUL) for proposed demolition of existing dwelling, and erection of replacement 2.5 storey dwelling and car barn with associated works. The case officer's report finds the proposal complies with Policy NE2 as it would be sympathetic to and respect the visual amenity and character of the area and would not be detrimental to any long-distance views within the landscape.</li> <li>• Knights Close, Ball Hill (24/00155/RET) for a retrospective application for use of existing outbuilding as an annex. The case officer's report states that the annexe is not visible from the public realm due to the existing boundary treatments, therefore there is no harm the streetscene nor the National Landscape.</li> <li>• Land Adjacent To Orchard House, Ball Hill (22/02872/PIP) for an application for Permission in Principle for the removal of existing buildings/structures and the erection of up to 4 no. dwellings (Use Class C3). The committee report notes that the scheme would not appear significantly visually intrusive or incongruous within wider landscape views of the area given its proximity to other built forms.</li> <li>• Hitchens, Woolton Hill (23/00494/HSE) for erection of a greenhouse in the back garden. The case officer's report notes that the greenhouse is modest in size, in an appropriate location and the proposal complies with the neighbourhood plan.</li> <li>• Land At Hollington Lane, Woolton Hill (23/01214/ROC) for variation of conditions 4,5,6,10,11,12,16,17,18 and 21 of 22/01446/ROC to enable the</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p>phased development of the 2 approved dwellings. The case officer's report notes that the principle of development was accepted under previous applications and this application is just to vary the conditions.</p> <ul style="list-style-type: none"> <li>• Yewhurst, Heath End (23/00726/FUL) for demolition of existing house and erection of new dwelling and associated works (part retrospective). The case officer's report states that the development would be visible from the street scene above the hedging, but that the chalet style means it is considered suitable to the setting and context of the site and the ridge height would not present as a dominant, incongruous feature within the immediate skyline.</li> <li>• Land South West Of Yewhurst, Heath End (22/03388/TDC) for technical detailed consent pursuant to Permission in Principle ref 22/01772/PIP for the residential development of 1 no. dwelling. The case officer's report states that the development would be visible from the street scene above the hedging, but that the chalet style means it is considered suitable to the setting and context of the site and the ridge height would not present as a dominant, incongruous feature within the immediate skyline.</li> <li>• Burlyns Farm, Burlyns Lane, Ball Hill (23/00268/HSE) for demolition of single storey extension and conservatory, construction of two storey rear extension, side and front entrance porches. The case officer's report notes that the proposal would maintain the character and qualities of the area.</li> <li>• Corylus, Heath End (23/02170/HSE) for proposed Side &amp; Rear Extensions &amp; Internal Alterations to provide annexe accommodation and erection of a retaining wall. The case officer's report notes that the proposal would maintain the character and qualities of the area.</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<ul style="list-style-type: none"> <li>• The Land Off Heath End Road, East End (23/01389/FUL) for erection of a steel portal framed barn for the purposes of agricultural storage. The case officer's report notes that the building would be well screened from the surrounding area and therefore is considered to have a minimal impact on the character of the area.</li> <li>• Land Adjacent To Woolton Hill Sports Club, Woolton Hill (22/00183/PIP) for Permission in Principle for residential development up to 3 dwellings. This was allowed at appeal. The appeal decision notes that the location of the proposal would be largely visually contained, such that it would not intrude into the wider countryside or landscape.</li> </ul> <p><u>Refusals</u></p> <p>One planning application was refused which was located within or immediately adjoining a Key View within the monitoring period. However, Policy NE2 was not a reason for refusal:</p> <ul style="list-style-type: none"> <li>• Ball Hill Bakery, Burlyns Lane, Ball Hill (23/00300/RES) for a reserved matters application for the erection of 1 no. dwelling, including appearance, landscaping and layout (pursuant to outline planning application 21/02329/OUT).</li> </ul> <p><u>Appeals</u></p> <p>Two planning applications were dismissed at appeal which were located within or immediately adjoining a Key View within the monitoring period. However, Policy NE2 was not a reason for refusal:</p> <ul style="list-style-type: none"> <li>• Land At Ball Hill (22/02019/PIP) for Permission in Principle for residential development of 1 no. dwelling (Use Class C3).</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<ul style="list-style-type: none"> <li>5 Copnor Church Road, Woolton Hill (22/02328/FUL) for the erection of 1no. dwelling and associated parking.</li> </ul>
Policy NE3: Dark Skies	Proposals which include external lighting must have regard to guidance in the publication 'Dark Skies of the North Wessex Downs – A Guide to Good External Lighting'. Proposals must have regard to the specific criteria for external lighting set out in the policy. Conditions will be imposed where appropriate to control the times of external illuminations.	To preserve the dark skies of the parish by ensuring proposals with external lighting follow guidance in the publication 'Dark Skies of the North Wessex Downs – A Guide to Good External Lighting', and specific criteria within the policy. To impose conditions where appropriate to control the timings of external lighting use.	<p><u>Consents</u> 10 planning applications for new dwellings were consented during the monitoring period, three of these complied with Policy NE3:</p> <ul style="list-style-type: none"> <li>Furzelea, Hatt Common, East Woodhay (22/02263/TDC) for technical Details Consent for the demolition of an existing garage and erection of a single dwellinghouse pursuant to 21/00860/PIP (allowed during 2022-2023). The case officer's report does not refer to Policy NE3 or external lighting and Dark Skies.</li> <li>Land South West Of Yewhurst, Heath End (22/03388/TDC) for technical details consent pursuant to Permission in Principle ref 22/01772/PIP for the residential development of 1 no. dwelling (allowed during 2022-2023). The case officer's report applies a condition to ensure rooflights on the proposed dwelling will be installed with obscured, non-opening glazing to reduce adverse impacts.</li> <li>Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The application was initially refused within the monitoring period and subsequently allowed at appeal in the same monitoring period. The appeal decision notes the potential effects on night-time character and finds the increase in external lighting would have a moderate adverse effect. The appeal decision notes the potential effects on night-time character and finds the increase in</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p>external lighting would have a moderate adverse effect. The appeal decision secures via condition that an external lighting scheme must be submitted and approved prior to first occupation.</p> <ul style="list-style-type: none"> <li>• Land Adjacent Gore End Road, Ball Hill (22/02728/TDC) for an application for Technical Details Consent for the erection of 4 no. dwellings with associated parking, turning, landscaping, private amenity space and access in accordance with Permission in Principle 21/02308/PIP. The committee report lists to Policy NE3, however does not further refer to dark skies or external lighting.</li> <li>• Land Adjacent To Orchard House, Ball Hill (22/02872/PIP) for an application for Permission in Principle for the removal of existing buildings/structures and the erection of up to 4 no. dwellings (Use Class C3). The committee report finds the proposal complies with Policy NE3 in principle, and further details with respect to lighting are secured via condition to be provided at Technical Details stage.</li> <li>• Land Adjacent To Woolton Hill Sports Club, Woolton Hill (22/00183/PIP) for Permission in Principle for residential development up to 3 dwellings. This was allowed at appeal. The appeal decision notes that the proposal is acceptable in principle and further details with respect to lighting are not required until Technical Details stage.</li> <li>• Land North Of Slade Hill, Slade Hill, Woolton Hill (22/02091/PIP) for Permission in Principle for residential development up to 2 no. dwellings. This was allowed at appeal. The appeal decision notes that as this is for permission in principle, it's expected that further details with respect to lighting are not required until Technical Details stage.</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<ul style="list-style-type: none"> <li>• Yew Tree Cottage, Mount Road, Highclere (23/01087/FUL) for erection of 2 no. semi-detached dwellings (starter homes). The case officer's report lists Policy NE3, however does not further refer to dark skies or external lighting.</li> <li>• Long Meadow, North End Road, North End (23/01664/FUL) for proposed demolition of existing dwelling, and erection of replacement 2.5 storey dwelling and car barn with associated works. The case officer's report refers to Policy NE3 and attaches a notice to the report that any external lighting should seek to limit and mitigate the impact of light pollution.</li> <li>• Yewhurst, Heath End (23/00726/FUL) for demolition of existing house and erection of new dwelling and associated works (part retrospective). The case officer's report does not refer to Policy NE3, or external lighting and dark skies.</li> </ul> <p>10 planning applications for new buildings/structures were consented during the monitoring period, three of these complied with Policy NE3:</p> <ul style="list-style-type: none"> <li>• December House, Broadlayings, Woolton Hill (23/02679/HSE) for erection of a garage car port. The case officer's report does not refer to Policy NE3, or external lighting and dark skies.</li> <li>• Merrifield, Knights Lane, Ball Hill (23/02070/HSE) for erection of an outbuilding for use as an annexe. The case officer's report notes that the proposal complies with guidance in the 'Dark Skies of the North Wessex Downs – A Guide to Good External Lighting'.</li> <li>• Malverleys, Fullers Lane, East End (23/03148/HSE) for removal and replacement of existing barn. The case officer's report refers to Policy NE3</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p>and notes that the design of the property is acceptable in preventing light spill.</p> <ul style="list-style-type: none"> <li>• Chancers Barn, Woolton Hill (23/02820/FUL) for erection of double garage ancillary to new dwelling approved under 22/02863/FUL. The case officer's report does not refer to Policy NE3, or external lighting and dark skies.</li> <li>• Knights Close, Ball Hill (24/00155/RET) for a retrospective application for use of existing outbuilding as an annex. The case officer's report does not refer to Policy NE3, or external lighting and dark skies.</li> <li>• Hitchens, Woolton Hill (23/00494/HSE) for erection of a greenhouse in the back garden. The case officer's report does not refer to Policy NE3, or external lighting and dark skies.</li> <li>• Land At OS Ref 441457 163666, North End (23/01401/ROC) for variation of condition 1 of 22/00681/FUL - Demolition of two existing stable blocks and erection of replacement stables - Alteration to facing materials and increased area. The case officer's report does not refer to Policy NE3, or external lighting and dark skies.</li> <li>• Gleneve, Broadlayings, Woolton Hill (23/01395/HSE) for proposed detached garage. The case officer's report does not refer to Policy NE3, or external lighting and dark skies.</li> <li>• Land At OS Ref 443080 161689, Woolton Hill Road, Woolton Hill (21/03597/HSE) for erection of store for incidental use of residential dwelling. The case officer's report refers to Policy NE3 and includes an informative for the applicant's attention. It notes that external lighting is not proposed and it is not considered that the inclusion of rooflights with potential to emit light would have a significant adverse effect to the character of the area.</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<ul style="list-style-type: none"> <li>The Land Off Heath End Road, East End (23/01389/FUL) for erection of a steel portal framed barn for the purposes of agricultural storage. The case officer's report does not refer to Policy NE3, or external lighting and dark skies.</li> </ul> <p><u>Refusals</u> No planning applications were refused because of non-compliance with Policy NE3 during the monitoring period.</p>
Policy NE4: Nature Conservation	Development should endeavour to protect and enhance existing natural features of sites and enhance biodiversity. Sites over 0.1ha should show measurable net gains for biodiversity in accordance with National Policy. Policy will permit development if significant harm to biodiversity and / or geodiversity	To protect and enhance existing natural features of sites. To create biodiversity net gain at development sites in line with National Policy. To only permit development if significant harm to biodiversity and / or geodiversity resulting from a development can be avoided or adequately	<p><u>Major applications</u> One major application was refused and subsequently allowed at appeal within the monitoring period. This proposal contains a SINC and biosite within the site boundary:</p> <ul style="list-style-type: none"> <li>Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. Policy NE4 was not listed as a reason for refusal, although the decision notice does state that the proposals are contrary to guidance contained within the Landscape, Biodiversity and Trees Supplementary Planning Document (2018). The appeal decision states that the proposal would avoid significant harm to biodiversity and includes measures to contribute to net gain, therefore it would accord with Local Plan Policy EM4.</li> </ul> <p><u>Consents</u></p>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
	<p>resulting from a development can be avoided or adequately mitigated if this is not possible. Provision of species-appropriate measures are required. Ecological network mapping should be taken into account as explained in the BDBC Landscape, Biodiversity and Trees SPD. Development will need to show no adverse impacts to any designated SINC sites and no loss or deterioration of key habitats. Opportunities should be taken</p>	<p>mitigated if this is not possible. To provide species appropriate measures at development sites. To take into account ecological network mapping. To ensure proposals have no adverse impacts on any designated SINC or key habitat. To link sustainable drainage solutions in new developments where possible.</p>	<p><u>Biodiversity net gain</u></p> <p>Under national policy, planning applications submitted after 12 February 2024 (and small sites from 2 April 2024) are required to demonstrate biodiversity net gain unless they fall under one of the exemptions (variations, below thresholds, householder applications, self-build and custom build applications, biodiversity net gain sites, high speed rail, urgent crown developments and developments that are granted planning permission by a development order (including permitted development rights)).</p> <p>As this national policy did not apply for applications determined during this monitoring period, compliance with Policy NE4 has been checked for all new dwellings. In future years, additional applications for new buildings and structures that are not exempt, will also be checked for compliance.</p> <p>There were nine planning applications consented for new dwellings during the monitoring period (in addition to Land at Watermill Bridge (21/03394/OUT)):</p> <ul style="list-style-type: none"> <li>• Furzelea, Hatt Common, East Woodhay (22/02263/TDC) for technical Details Consent for the demolition of an existing garage and erection of a single dwellinghouse pursuant to 21/00860/PIP (allowed during 2022-2023). The case officer's report lists Policy NE4 and attaches conditions to ensure the proposal complies with biodiversity requirements.</li> <li>• Land South West Of Yewhurst, Heath End (22/03388/TDC) for technical details consent pursuant to Permission in Principle ref 22/01772/PIP for the residential development of 1 no. dwelling (allowed during 2022-2023). The case officer's report lists Policy NE4 and attaches conditions to ensure the proposal complies with biodiversity requirements.</li> </ul>

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	to link sustainable drainage solutions in new development.		<ul style="list-style-type: none"> <li>• Land Adjacent Gore End Road, Ball Hill (22/02728/TDC) for an application for Technical Details Consent for the erection of 4 no. dwellings with associated parking, turning, landscaping, private amenity space and access in accordance with Permission in Principle 21/02308/PIP. The case officer report notes that the proposal complies with Policy NE4.</li> <li>• Land Adjacent To Orchard House, Ball Hill (22/02872/PIP) for an application for Permission in Principle for the removal of existing buildings/structures and the erection of up to 4 no. dwellings (Use Class C3). The committee report notes that the proposal complies with Policy NE4.</li> <li>• Land Adjacent To Woolton Hill Sports Club, Woolton Hill (22/00183/PIP) for Permission in Principle for residential development up to 3 dwellings. This was allowed at appeal. The appeal decision states that the inspector has little reason to believe that the proposal would adversely affect the interests of ecology, having regard to the Preliminary Ecological Assessment, and the comments from the Borough Council's Biodiversity Officer.</li> <li>• Land North Of Slade Hill, Slade Hill, Woolton Hill (22/02091/PIP) for Permission in Principle for residential development up to 2 no. dwellings. This was allowed at appeal. The appeal decision notes that the council did not raise concerns in respect of the proposal's potential effects on biodiversity and further details will be addressed as part of the technical details stage.</li> <li>• Yew Tree Cottage, Mount Road, Highclere (23/01087/FUL) for erection of 2 no. semi-detached dwellings (starter homes). The case officer report notes that the proposal complies with Policy NE4.</li> </ul>

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			<ul style="list-style-type: none"> <li>• Long Meadow, North End Road, North End (23/01664/FUL) for proposed demolition of existing dwelling, and erection of replacement 2.5 storey dwelling and car barn with associated works. The case officer report notes that the proposal complies with Policy NE4.</li> <li>• Yewhurst, Heath End (23/00726/FUL) for demolition of existing house and erection of new dwelling and associated works (part retrospective). The case officer's report refers to Policy NE4.</li> </ul> <p><u>SINCs and Biosites</u> No small planning applications were approved during the monitoring period which contained SINCs/biosites within the site boundary.</p> <p><u>Ancient woodland</u> No planning applications were approved during the monitoring period which contained ancient woodland.</p> <p><u>Refusals</u> No planning applications were refused because of non-compliance with Policy NE4 during the monitoring period.</p>
Policy NE5: Trees and Hedgerows	Proposals should seek to protect trees or hedgerows that are of good quality or perform a wider ecological function, and	To protect hedgerows or trees that are good quality or perform a wider ecological function.	<p><u>Consents</u> 10 planning applications for new dwellings were consented during the monitoring period, eight of these complied with Policy NE5:</p> <ul style="list-style-type: none"> <li>• Furzelea, Hatt Common, East Woodhay (22/02263/TDC) for technical Details Consent for the demolition of an existing garage and erection of a single dwellinghouse pursuant to 21/00860/PIP (allowed during 2022-2023). The case officer's report refers to Policy NE5 finds the amended</li> </ul>

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	<p>retain and protect important trees, copses and hedgerows. Where loss is unavoidable, replacement planting of equivalent species and amenity value should be incorporated into the proposal. Proposals should regard guidance in the BDBC Landscape, Biodiversity and Trees SPD. Any development should ensure adequate space is given to retained trees, woodland and hedgerows. Proposals will be expected to include tree-lined</p>	<p>To protect and retain important trees, copses and hedgerows, or replace with equivalent species where loss is unavoidable. To ensure proposals regard the BDBC Landscape, Biodiversity and Trees SPD. To ensure adequate space is given to retained trees, woodland and hedgerows. To include tree lined streets or provide clear and justifiable reasons why this wouldn't be appropriate.</p>	<p>plans for the proposal are acceptable as the dwelling is moved eastwards to allow space for the existing boundary hedge to be retained and enhanced with further planting. Further details of landscaping are secured via condition.</p> <ul style="list-style-type: none"> <li>• Land South West Of Yewhurst, Heath End (22/03388/TDC) for technical details consent pursuant to Permission in Principle ref 22/01772/PIP for the residential development of 1 no. dwelling (allowed during 2022-2023). The case officer's report refers to Policy NE5 and notes that the existing trees are to remain untouched and unaffected from proposed works, and secures details of landscaping via condition.</li> <li>• Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The site falls partially within East Woodhay parish and partly within Highclere parish. The application was initially refused within the monitoring period and subsequently allowed at appeal in the same monitoring period. The appeal notice finds the proposal would comply with Policy NE5 as important tree groups would be retained and given adequate space, and where trees and hedgerows are lost appropriate replacements would be provided. This is secured via condition.</li> <li>• Land Adjacent Gore End Road, Ball Hill (22/02728/TDC) for an application for Technical Details Consent for the erection of 4 no. dwellings with associated parking, turning, landscaping, private amenity space and access in accordance with Permission in Principle 21/02308/PIP. The committee report finds the proposal complies with Policy NE5 and ensures</li> </ul>

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	streets unless there are clear and justifiable reasons why this is inappropriate.		<p>that development is carried out in accordance with the solutions in the Arboricultural Impact Assessment and Tree Protection Scheme via condition.</p> <ul style="list-style-type: none"> <li>• Land Adjacent To Orchard House, Ball Hill (22/02872/PIP) for an application for Permission in Principle for the removal of existing buildings/structures and the erection of up to 4 no. dwellings (Use Class C3). The committee report finds the proposal complies with Policy NE5 as due to the size of the site, it's considered that up to four dwellings could fit without causing detrimental harm to the trees. An Arboricultural impact assessment and tree survey would be required at the technical details stage of the proposal.</li> <li>• Land Adjacent To Woolton Hill Sports Club, Woolton Hill (22/00183/PIP) for Permission in Principle for residential development up to 3 dwellings. This was allowed at appeal. The appeal decision notes that as this proposal is for permission in principle it is expected that a tree survey and further details will be required at technical details stage.</li> <li>• Land North Of Slade Hill, Slade Hill, Woolton Hill (22/02091/PIP) for Permission in Principle for residential development up to 2 no. dwellings. This was allowed at appeal. The appeal notes that any details with regards to trees and hedgerows would be required at technical details stage.</li> <li>• Yew Tree Cottage, Mount Road, Highclere (23/01087/FUL) for erection of 2 no. semi-detached dwellings (starter homes). The case officer's report finds the proposal complies with Policy NE5 with conditions applied to ensure the contents of the arboricultural report and tree protection measures are followed.</li> </ul>

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			<ul style="list-style-type: none"> <li>• Long Meadow, North End Road, North End (23/01664/FUL) for proposed demolition of existing dwelling, and erection of replacement 2.5 storey dwelling and car barn with associated works. The case officer's report finds the proposal complies with Policy NE5, as no trees are to be removed. Where there are some trees which may be directly impacted by the development, a condition is applied to ensure an Arboricultural Method Statement and Tree Protection Plan are provided and approved.</li> <li>• Yewhurst, Heath End (23/00726/FUL) for demolition of existing house and erection of new dwelling and associated works (part retrospective). The case officer's report refers to Policy NE5 and ensures via condition that development will only take place in accordance with Tree Protection Measures submitted in the Arboricultural report.</li> </ul> <p>10 planning applications for new buildings/structures were consented during the monitoring period, three of these complied with Policy NE5:</p> <ul style="list-style-type: none"> <li>• December House, Broadlayings, Woolton Hill (23/02679/HSE) for erection of a garage car port. The case officer's report does not refer to Policy NE5 or trees and hedges, however the car port is located on the existing driveway and so would not impact on trees and hedges.</li> <li>• Merrifield, Knights Lane, Ball Hill (23/02070/HSE) for erection of an outbuilding for use as an annexe. The case officer's report notes that proposed additional planting of trees and hedgerows will be secured via condition.</li> <li>• Malverleys, Fullers Lane, East End (23/03148/HSE) for removal and replacement of existing barn. The case officer's report refers to Policy NE5 and notes that although some trees and hedgerows have to be removed to</li> </ul>

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			<p>facilitate the development, the proposed new planting is considered acceptable and secured via condition. The report further notes that the removed trees are not considered to be in great condition or highly categorised.</p> <ul style="list-style-type: none"> <li>• Chancers Barn, Woolton Hill (23/02820/FUL) for erection of double garage ancillary to new dwelling approved under 22/02863/FUL. The case officer's report does not refer to Policy NE5 or trees and hedgerows.</li> <li>• Knights Close, Ball Hill (24/00155/RET) for a retrospective application for use of existing outbuilding as an annex. The case officer's report notes that the application has not lead to the loss of trees or hedgerows.</li> <li>• Hitchens, Woolton Hill (23/00494/HSE) for erection of a greenhouse in the back garden. The case officer's report notes that any impact on protected trees is acceptable and can be properly mitigated.</li> <li>• Land At OS Ref 441457 163666, North End (23/01401/ROC) for variation of condition 1 of 22/00681/FUL - Demolition of two existing stable blocks and erection of replacement stables - Alteration to facing materials and increased area. The case officer's report notes that the proposal is not considered to harm the surrounding trees.</li> <li>• Gleneve, Broadlayings, Woolton Hill (23/01395/HSE) for proposed detached garage. The case officer's report notes that planting of a new hedgerow is acceptable and further details of landscaping are secured via condition.</li> <li>• Land At OS Ref 443080 161689, Woolton Hill Road, Woolton Hill (21/03597/HSE) for erection of store for incidental use of residential dwelling. The case officer's report finds the proposal complies with Policy</li> </ul>

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			<p>NE5 and notes that the changes made to the description of storage only to protect nearby trees is sufficient.</p> <ul style="list-style-type: none"> <li>The Land Off Heath End Road, East End (23/01389/FUL) for erection of a steel portal framed barn for the purposes of agricultural storage. The case officer's report finds the proposal complies with Policy NE5 as the existing trees and hedgerows would be unaffected by the proposed development.</li> </ul> <p><u>Refusals</u></p> <p>One planning application was refused during the monitoring period where Policy NE5 was listed as a reason for refusal:</p> <ul style="list-style-type: none"> <li>Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The decision notice for the refusal finds the proposal is contrary to Policy NE5 due to the urbanising character of the development in a countryside location.</li> </ul>
<b>Community Facilities and Green Infrastructure</b>			
Policy CF1: Community Facilities	Proposals should not result in the unnecessary loss of community facilities set out in the policy, unless it can be clearly demonstrated that the use of the building and ancillary land is	To prevent the unnecessary loss of community facilities set out in the policy. To support proposals which seek to extend or improve the viability of a	<p><u>Consents</u></p> <p>There were two planning applications made on Community Facilities during the monitoring period. One of these complied with Policy CF1:</p> <ul style="list-style-type: none"> <li>Post Office Stores, Broadlayings, Woolton Hill (23/00994/FUL) for proposed security shutter to front door. The case officer's report states that the proposal will improve the viability of a community facility due to improved security and is noted to comply with the character of the area in terms of design and colour.</li> <li>Pet Cremation Services, Yew Tree Farm, Hatt Common, East Woodhay (23/02920/FUL) for extension of Newbury Pet Crematorium to include an</li> </ul>

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	<p>no longer viable or the use can be relocated. Proposals will be supported if they seek to extend or improve the viability of a community facility, ensuring they also meet specific criteria within the policy. Proposals will be supported within the SPB or considered outside of it where there is a demonstrated community need.</p>	<p>community facility. To support proposals within the SPB and consider those outside of it which seek to meet a demonstrable community need.</p>	<p>adjoining store/warehouse, the addition of a lean-to, the siting of a storage container, and the installation of an additional cremator and associated flue. The case officer's report refers to Policy CF1 and notes that the proposal seeks to enable the retention and expansion of the current business premises through the conversion of an existing building, which would enable the retention of a local service.</p>
Policy CF2: Recreation	<p>New development will be required to provide new and/or enhance existing green space and play space in line with</p>	<p>To provide green space and play space in developments in line with BDBC's Green Infrastructure strategy.</p>	<p><u>Consents</u></p> <p><u>Major applications</u></p> <p>One major application was refused and subsequently allowed at appeal within the monitoring period:</p> <ul style="list-style-type: none"> <li>Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline</li> </ul>

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	BDBC's Green infrastructure strategy and will only be permitted where existing community play areas are retained or appropriately relocated.	To permit development only if existing play areas are retained or appropriately relocated.	application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The refusal decision notice finds the proposal is contrary to Policy CF2, as the size and shape of the kickabout area in Phase 1 is inadequate and no LEAP equipped play provision has been made. The proposal does not clearly demonstrate that green infrastructure can be provided and phased to support the requirements of the proposed development and be in accordance with the council's adopted green space standards. The appeal decision finds the proposal would accord with Policy CF2 and notes that Phase 1 would be well provided with open play space due to the open kickabout space.
Policy CF3: Local Green Spaces	Designates and protects Local Green Spaces, specifically listed within the policy.	To protect the specific Local Green Spaces set out in the policy.	<u>Consents</u> There were no planning applications made on Local Green Spaces within the monitoring period.
<b>Historic Environment and Heritage Conservation</b>			
Policy HE1: Conservation Area and its Setting	Proposals either within or affecting the East End and North End Conservation Area must conserve and enhance the character of the hamlets in line	To conserve or enhance the historic character of the East End and North End Conservation Area, in line with BDBC policy and specific criteria within the policy.	<u>Consents</u> There were no planning applications for new dwellings consented within the East End Conservation Area during the monitoring period.  There were no planning applications for new dwellings consented within the North End Conservation Area during the monitoring period.  There was one planning application for new buildings/structures consented within the East End Conservation Area during the monitoring period. This application complied with Policy HE1:

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	with BDBC policy and the specific criteria set out in the policy.		<ul style="list-style-type: none"> <li>Malverleys, Fullers Lane, East End (23/03148/HSE) for removal and replacement of existing barn. The case officer's report refers to Policy HE1 and notes that the replacement of the existing barn is preferable to a new building given the sensitive location within the East End Conservation Area. The proposal is considered to preserve the character and appearance of the conservation area as the proposal is of high quality design and will not challenge the hierarchy of buildings within the site.</li> </ul> <p>There was one planning application for new buildings/structures consented within the North End Conservation Area during the monitoring period:</p> <ul style="list-style-type: none"> <li>Woodhay Croft, North End (23/00866/HSE) for single storey rear extension, alteration to dormers to provide hipped roofs, alterations to first floor windows to reinstate larger addition of one first floor window, erection of porch, alterations to Sun Lounge to lower roof and reduce glazing. The case officer's report finds the proposal will preserve and enhance the character and appearance of the North End Conservation Area.</li> </ul> <p><u>Refusals</u> There were no refusals within the East End or North End Conservation Areas within the monitoring period.</p>
Policy HE2: Protecting or Enhancing Local Built Heritage Assets	Proposals that will contribute to sustainable conservation of a heritage asset will be supported. All proposals should demonstrate	To support sustainable conservation of a Heritage Asset and ensure proposals can demonstrate good understanding of	<p><u>Consents</u> There were two planning applications consented on Heritage Assets during the monitoring period:</p> <ul style="list-style-type: none"> <li>Hitchens, Woolton Hill (23/00494/HSE) for erection of a greenhouse in the back garden. The case officer's report states that the proposal accords with the neighbourhood plan.</li> <li>Malverleys, Fullers Lane, East End (23/03148/HSE) for removal and replacement of existing barn. The case officer's report lists Policy HE2 and</li> </ul>

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	good understanding of the significance of the Heritage Asset they are in relation to, and not harm the significance. Proposals must conform to BDBC's Local Plan Policy EM11, the principles laid out in the Heritage SPD, and specific criteria set out within the policy.	the significance of a Heritage Asset. To ensure proposals adhere to BDBC's Local Plan Policy EM11, principles in the Heritage SPD, and specific criteria within the policy.	<p>finds the proposal preserves the character of the conservation area and accords with Local Plan Policy EM11.</p> <p><u>Refusals</u> There were no refusals on heritage assets during the monitoring period.</p>
<b>New Development and Housing</b>			
Policy HO1: Good Quality Design	Planning applications must respect the rural character of the area and will be permitted where they meet the specific criteria set out within the policy.	To permit proposals only where they respect the rural character of the area by meeting the specific criteria set out within the policy.	<p><u>Consents</u> 10 planning applications for new dwellings were consented during the monitoring period, seven of these complied with Policy HO1:</p> <ul style="list-style-type: none"> <li>Furzelea, Hatt Common, East Woodhay (22/02263/TDC) for technical Details Consent for the demolition of an existing garage and erection of a single dwellinghouse pursuant to 21/00860/PIP (allowed during 2022-2023). The case officer's report finds the proposal complies with Policy HO1 as it is acceptable in design and visual amenity aspects. The</li> </ul>

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	New and improved utility infrastructure will be encouraged and supported to meet the needs of the community and support sustainable development.	To encourage new and improved utility infrastructure.	<p>proposed dwelling is designed as a traditional property appropriate in size and design for the existing village / area.</p> <ul style="list-style-type: none"> <li>• Land South West Of Yewhurst, Heath End (22/03388/TDC) for technical details consent pursuant to Permission in Principle ref 22/01772/PIP for the residential development of 1 no. dwelling (allowed during 2022-2023). The case officer's report refers to Policy HO1 and finds the development would not result in overdevelopment of the site and would not result in adverse harm to the character of the immediate street scene or the wider area.</li> <li>• Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The application was initially refused within the monitoring period and subsequently allowed at appeal in the same monitoring period. The appeal decision finds the proposal represents a considered and appropriate design response to the site context, which represents high quality design and minor adverse impacts on the wider rural character.</li> <li>• Land Adjacent Gore End Road, Ball Hill (22/02728/TDC) for an application for Technical Details Consent for the erection of 4 no. dwellings with associated parking, turning, landscaping, private amenity space and access in accordance with Permission in Principle 21/02308/PIP. The committee report finds the proposal complies with Policy HO1 as the design is considered to appropriately reflect the blended character of the area, and on balance with appropriate landscaping and a high-quality design scheme the impact on the character of the area would not be</li> </ul>

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			<p>significant and could be mitigating. Appropriate landscaping is secured via condition to ensure compliance with Policy HO2.</p> <ul style="list-style-type: none"> <li>• Land Adjacent To Orchard House, Ball Hill (22/02872/PIP) for an application for Permission in Principle for the removal of existing buildings/structures and the erection of up to 4 no. dwellings (Use Class C3). The committee report refers to Policy HO1, and notes that as this is for Permission in Principle, the applicant is not required to provide details relating to design and layout. However, the indicative layout would be suitable taking into account the existing surrounding land uses.</li> <li>• Land Adjacent To Woolton Hill Sports Club, Woolton Hill (22/00183/PIP) for Permission in Principle for residential development up to 3 dwellings. This was allowed at appeal. The appeal decision notes that as this is for Permission in Principle, the applicant is not required to provide details relating to design and layout. The proposal is considered acceptable in principle for the scale of development at the site.</li> <li>• Land North Of Slade Hill, Slade Hill, Woolton Hill (22/02091/PIP) for Permission in Principle for residential development up to 2 no. dwellings. This was allowed at appeal. The appeal decision finds the proposal is not contrary to Policy HO1, as in principle the development would not harm the character or appearance of the area, and would conserve the landscape and scenic beauty of the area.</li> <li>• Yew Tree Cottage, Mount Road, Highclere (23/01087/FUL) for erection of 2 no. semi-detached dwellings (starter homes). The case officer's report finds the proposal complies with Policy HO1, as the proportion, appearance, and boundary treatment of the properties would be generally in keeping with the character of the area and the development would</li> </ul>

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			<p>respect the character and appearance of the area and scenic quality of the National Landscape.</p> <ul style="list-style-type: none"> <li>• Long Meadow, North End Road, North End (23/01664/FUL) for proposed demolition of existing dwelling, and erection of replacement 2.5 storey dwelling and car barn with associated works. The case officer's report finds the proposal complies with Policy HO1, as the development would be sympathetic to and respect the visual amenity and character of the area, and would conserve the landscape and scenic quality of the National Landscape.</li> <li>• Yewhurst, Heath End (23/00726/FUL) for demolition of existing house and erection of new dwelling and associated works (part retrospective). The case officer's report refers to Policy HO1 and notes the proposed replacement dwelling would not result in overdevelopment of the site or adverse harm to the character of the wider area, and the proposal is overall acceptable in design and visual amenity.</li> </ul> <p>Ten planning applications for new buildings/structures were consented during the monitoring period, five of these complied with Policy HO1:</p> <ul style="list-style-type: none"> <li>• December House, Broadlayings, Woolton Hill (23/02679/HSE) for erection of a garage car port. The case officer's report found the proposal complies with Policy HO1, as the proposal maintains the character of the area.</li> <li>• Merrifield, Knights Lane, Ball Hill (23/02070/HSE) for erection of an outbuilding for use as an annexe. The case officer's report found the proposal complies with Policy HO1, as the proposal maintains the character of the area.</li> </ul>

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			<ul style="list-style-type: none"> <li>• Malverleys, Fullers Lane, East End (23/03148/HSE) for removal and replacement of existing barn. The case officer's report found the proposal complies with Policy HO1, as the proposal maintains the character of the area.</li> <li>• Chancers Barn, Woolton Hill (23/02820/FUL) for erection of double garage ancillary to new dwelling approved under 22/02863/FUL. The case officer's report found the proposal complies with Policy HO1, as the proposal maintains the character of the area.</li> <li>• Knights Close, Ball Hill (24/00155/RET) for a retrospective application for use of existing outbuilding as an annex. The case officer's report notes that the proposal would not cause adverse impacts on the character of the area.</li> <li>• Hitchens, Woolton Hill (23/00494/HSE) for erection of a greenhouse in the back garden. The case officer's report notes that the proposal would not cause adverse impacts on the character of the area.</li> <li>• Land At OS Ref 441457 163666, North End (23/01401/ROC) for variation of condition 1 of 22/00681/FUL - Demolition of two existing stable blocks and erection of replacement stables - Alteration to facing materials and increased area. The case officer's report notes that the proposal would not cause adverse impacts on the character of the area.</li> <li>• Gleneve, Broadlayings, Woolton Hill (23/01395/HSE) for proposed detached garage. The case officer's report notes the proposal would not cause adverse impacts on the character of the area.</li> <li>• Land At OS Ref 443080 161689, Woolton Hill Road, Woolton Hill (21/03597/HSE) for erection of store for incidental use of residential</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p>dwelling. The case officer's report found the proposal complies with Policy HO1, as the proposal maintains the character of the area.</p> <ul style="list-style-type: none"> <li>The Land Off Heath End Road, East End (23/01389/FUL) for erection of a steel portal framed barn for the purposes of agricultural storage. The case officer's report notes that the proposal would not cause adverse impacts on the character of the area.</li> </ul> <p><u>Refusals</u></p> <p>Two planning applications were refused during the monitoring period where Policy HO1 was listed as a reason for refusal:</p> <ul style="list-style-type: none"> <li>Land At Watermill Bridge Andover Road Wash Water Hampshire (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The application was initially refused within the monitoring period and subsequently allowed at appeal in the same monitoring period. The refusal decision notice finds the proposal conflicts with Policy HO1, as the development would harm the character, visual amenity and scenic quality of the local landscape and the adjacent North Wessex Downs national landscape and would appear as an incongruous form of development. Furthermore, the development in Phase 1 conflicts with Policy HO1 as it would be of an unacceptable scale, layout and appearance.</li> <li>Ball Hill Bakery, Burlyns Lane, Ball Hill (23/00300/RES) for reserved matters application for the erection of 1 no. dwelling, including appearance, landscaping and layout (pursuant to outline planning application 21/02329/OUT). The decision notice for refusal finds the proposal conflicts with Policy HO1, as the development would represent an incongruous and suburban form of development that would not satisfactorily integrate with the rural character and appearance of the area.</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p><u>Appeals</u> One appeal was dismissed during the monitoring year because of non-compliance with Policy HO1:</p> <ul style="list-style-type: none"> <li>• 5 Copnor Church Road, Woolton Hill (22/02328/FUL) for the erection of 1no. dwelling and associated parking. The appeal was dismissed because it conflicts with the development plan. It would cause harm to the character and appearance of the area, and to the living conditions of the occupants of no 5 through loss of outlook. This is contrary to Policy EM1 and EM10 of the Basingstoke and Deane Local Plan and Policy NE1 and HO1 of the Neighbourhood Plan.</li> </ul> <p><u>New and Improved Utility Infrastructure</u> No planning applications for new and improved utility infrastructure were consented during the monitoring period.</p>
Policy HO2: Settlement Policy Boundary and Building in the Countryside	Proposals within the SPB of Woolton Hill which contribute to well-being will be permitted. Proposals outside the SPB will only be permitted if they meet the specific criteria within the policy.	To permit proposals within the SPB provided they contribute to social, economic and environmental well-being. To only allow development outside the SPB if specific criteria	<p><u>Consents</u> 289 gross and 287 net new dwellings were approved within the monitoring period. This was from 10 applications.</p> <p>There were no consents for dwellings within the Woolton Hill Settlement Policy Boundary (SPB) within the monitoring period.</p> <p>There were three consents for seven dwellings adjacent to the Woolton Hill Settlement Policy Boundary (SPB) within the monitoring period:</p> <ul style="list-style-type: none"> <li>• Land Adjacent To Woolton Hill Sports Club, Woolton Hill (22/00183/PIP) for Permission in Principle for residential development up to 3 dwellings.</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
	Dwellings and developments that result in a net increase in population in the River Test catchment will be required to demonstrate nutrient neutrality in line with the latest Natural England guidance.	within the policy are met. To require demonstrations of nutrient neutrality from development in the River Test catchment.	<p>This was allowed at appeal. The appeal decision notes that the proposal conflicts with Policy HO2, as it is not consistent with Local Plan Policy SS6. However, these policies are deemed out of date in light of the lack of sufficient housing land supply. The proposal is allowed at appeal as it would contribute moderately to the supply of housing in the area.</p> <ul style="list-style-type: none"> <li>• Land North Of Slade Hill, Slade Hill, Woolton Hill (22/02091/PIP) for Permission in Principle for residential development up to 2 no. dwellings. This was allowed at appeal. The appeal decision finds the proposal conflicts with Policy HO2, as it is not consistent with Local Plan Policy SS6. However, the appeal decision gives these policies limited weight as the purposes of the policies are to promote growth where it would protect the rural character of the environment, and due to the site's relationship to existing built form, the proposal would not cause harm to the semi-rural character or appearance of the area.</li> <li>• Yew Tree Cottage, Mount Road, Highclere (23/01087/FUL) for erection of 2 no. semi-detached dwellings (starter homes). The case officer's report finds the proposal does not comply with Policy HO2 or Local Plan Policy SS6, however notes that there is outline permission for two starter homes on the site. This is given significant material weight as there is no increase on the number of dwellings from this proposal. As the proposal is adjacent to the SPB for Woolton Hill, it is considered that the site would relate well to the existing settlement and would not result in isolated dwellings in the countryside.</li> </ul> <p>There were seven consents for 282 dwellings outside of any SPB within the monitoring period:</p>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<ul style="list-style-type: none"> <li>• Furzelea, Hatt Common, East Woodhay (22/02263/TDC) for technical Details Consent for the demolition of an existing garage and erection of a single dwellinghouse pursuant to 21/00860/PIP (allowed during 2022-2023). The case officer's report refers to Policy HO2 and notes that the principle of development had been established at permission in principle stage.</li> <li>• Land South West Of Yewhurst, Heath End (22/03388/TDC) for technical details consent pursuant to Permission in Principle ref 22/01772/PIP for the residential development of 1 no. dwelling (allowed during 2022-2023). The case officer's report refers to Policy HO2 and notes that the principle of development had been established at permission in principle stage.</li> <li>• Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The application was initially refused within the monitoring period and subsequently allowed at appeal in the same monitoring period. The appeal decision notes that the proposal conflicts with Policy HO2 and Local Plan Policy SS6. As the degree of landscape harm is found to be moderate, it's concluded that the appeal be allowed for compliance with the development plan as a whole.</li> <li>• Land Adjacent Gore End Road, Ball Hill (22/02728/TDC) for an application for Technical Details Consent for the erection of 4 no. dwellings with associated parking, turning, landscaping, private amenity space and access in accordance with Permission in Principle 21/02308/PIP. The committee report notes that the proposal conflicts with Policy HO2 and Local Plan Policy SS6. However, as this is for technical details consent</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p>(TDC) and the location of the development was granted at Permission in Principle stage, the TDC cannot re-examine the principle of development.</p> <ul style="list-style-type: none"> <li>• Land Adjacent To Orchard House, Ball Hill (22/02872/PIP) for an application for Permission in Principle for the removal of existing buildings/structures and the erection of up to 4 no. dwellings (Use Class C3). The committee report finds the proposal conflicts with Policy HO2 and Local Plan Policy SS6. However, it's considered that the proposed housing development would integrate well with adjacent dwellings and is acceptable in principle at this location.</li> <li>• Long Meadow, North End Road, North End (23/01664/FUL) for proposed demolition of existing dwelling, and erection of replacement 2.5 storey dwelling and car barn with associated works. The case officer's report refers to Policy HO2 and notes that the intention of the Policy appears to be in relation to new dwellings. As this proposal is for a replacement dwelling, Policy HO2 is not considered relevant.</li> <li>• Yewhurst, Heath End (23/00726/FUL) for demolition of existing house and erection of new dwelling and associated works (part retrospective). The case officer's report refers to Policy HO2 and notes that the intention of the Policy appears to be in relation to new dwellings. As this proposal is for a replacement dwelling, Policy HO2 is not considered relevant.</li> </ul> <p><u>Completions</u>  Completions data is only available for a whole monitoring year and so information is only provided for 2023-2024.</p>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p>There was one replacement dwelling completed inside the Woolton Hill SPB within the monitoring year (2023-2024 only at):</p> <ul style="list-style-type: none"> <li>• One gross (zero net) dwelling at 21 Woolton Lodge Gardens (20/03610/FUL).</li> </ul> <p>There were two gross (one net) dwelling completions outside the Woolton Hill SPB during the monitoring year (2023-2024 only) at:</p> <ul style="list-style-type: none"> <li>• One dwelling at Broadmead Barn, North End Road (20/00869/FUL).</li> <li>• One gross (zero net) dwelling at Sungrove Farm Land at Abbey Wells Road (19/02956/FUL).</li> </ul> <p><u>Refusals</u></p> <p>Two planning applications were refused during the monitoring period where Policy HO2 was listed as a reason for refusal:</p> <ul style="list-style-type: none"> <li>• Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The refusal decision notice finds the proposal is contrary to Policy HO2 as it would introduce inappropriate residential development into a countryside location.</li> <li>• Land At Land Adjoining The Barn, Hilliers Farm, Gore End (23/02579/PIP) for Permission in Principle for the Erection of a minimum of 1 no. dwelling and a maximum of 4 no. dwellings. The decision notice refers to Policy HO2 as a reason for refusal, as the proposed development would result in the erection of new dwellings outside of the Settlement Policy Boundary within the countryside.</li> </ul> <p><u>Appeals</u></p>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p>One appeal was dismissed during the monitoring year that was located within the Woolton Hill SPB. However, Policy HO2 was not a reason for refusal:</p> <ul style="list-style-type: none"> <li>• 5 Copnor Church Road, Woolton Hill (22/02328/FUL) for the erection of 1no. dwelling and associated parking.</li> </ul> <p><u>Nutrient neutrality</u> No new dwellings were consented within the River Test catchment during the monitoring period.</p>
Policy HO3: Housing Provision for Older People	Proposals for elderly people's specialist accommodation will be supported where they meet a proven need, have an appropriate location in proximity to other properties, and have access to facilities and services in line with Local Plan	To support proposals for elderly people's specialist accommodation provided they meet the specific criteria set out in the policy and policies CN4 and CN7 of the Local Plan.	<p><u>Consents</u> There was one planning application which includes elderly people's specialist accommodation within the monitoring period, which was first refused within the monitoring period and subsequently allowed at appeal in the same monitoring period. This was not noted to comply with Policy HO3:</p> <ul style="list-style-type: none"> <li>• Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The refusal decision notice does not refer to Policy HO3 or elderly people's accommodation in its reasons for refusal. The case officer's report for this refusal notes that under Policy HO3 the inclusion of accommodation for older persons is welcome in principle, however notes that little detail is provided. The subsequent appeal decision does not refer to Policy HO3 as it was not an initial reason for refusal. Further details on the housing mix, including housing provision for older people will be included in future reserve matters applications and monitored when these come forward.</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
	policies CN4 and CN7.		
Policy HO4: Housing Mix – Provision of Smaller Homes	In any new residential development, there should be a varied mix of house types. Planning applications for 2 or more net new dwellings should set out and justify the housing mix in line with the Basingstoke and Deane Housing SPD.	To maintain a variety of housing types in the Parish. To ensure applications for 2 or more net new dwellings justify the housing mix in line with the Basingstoke and Deane Housing SPD.	<p><u>Consents</u> Policy HO4 specifically seeks the provision of homes to meet the local needs of the Parish. At least 50% of market dwellings must be one, two, or three bedroom dwellings. Applications for 2 or more net new dwellings must justify the housing mix.</p> <p>289 gross and 287 net dwellings were consented during the monitoring period. The housing mix proposed on the consented sites is as follows:</p> <ul style="list-style-type: none"> <li>• Furzelea, Hatt Common, East Woodhay (22/02263/TDC) for 1 x 3 bed dwelling. This complies with Policy HO4.</li> <li>• Land South West Of Yewhurst, Heath End (22/03388/TDC) for 1 x 4 bed dwelling. This does not comply with Policy HO4. This does not comply with Policy HO4, however as the proposal is for one dwelling only it does not have to justify the housing mix.</li> <li>• Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for 8 x 1 bed dwellings, 25 x 2 bed dwellings, 23 x 3 bed dwellings, 23 x 4 bed dwellings, 3 x 5 bed dwellings and 188 x unknown dwellings (to be determined at reserved matters). Phase 1 consists of 82 dwellings, 49 market and 33 affordable. The market dwelling mix is 6 x 2 bed dwellings, 18 x 3 bed dwellings, 22 x 4 bed dwellings and 3 x 5 bed dwellings. This does not comply with Policy HO4 as 48% of the market dwellings are one, two or three bedroom, however, there is opportunity to make up for this deficit in other phases of the development. The affordable dwelling mix is 8 x 1 bed dwellings, 19 x 2 bed dwellings, 5 x 3 bed dwellings and 1 x 4 bed</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p>dwelling. The tenure of the affordable dwellings will be 18 x rented, 7 x shared ownership and 8 x first homes. The appeal decision states that this in accordance with Local Plan Policy CN1.</p> <ul style="list-style-type: none"> <li>• Land Adjacent Gore End Road, Ball Hill (22/02728/TDC) for 3 x 3 bed dwellings and 1 x 4 bed dwelling. This complies with Policy HO4.</li> <li>• Land Adjacent To Orchard House, Ball Hill (22/02872/PIP) for 3 x unknown dwellings. Compliance with Policy HO4 will be determined at technical details stage.</li> <li>• Land Adjacent To Woolton Hill Sports Club, Woolton Hill (22/00183/PIP) for 3 x unknown dwellings. Compliance with Policy HO4 will be determined at technical details stage.</li> <li>• Land North Of Slade Hill, Slade Hill, Woolton Hill (22/02091/PIP) for 2 x unknown dwellings. Compliance with Policy HO4 will be determined at technical details stage.</li> <li>• Yew Tree Cottage, Mount Road, Highclere (23/01087/FUL) for 2 x 2 bed dwellings. This complies with Policy HO4.</li> <li>• Long Meadow, North End Road, North End (23/01664/FUL) for 1 x 5 bed dwelling (and loss of 1 x 3 bed dwelling). This does not comply with Policy HO4.</li> <li>• Yewhurst, Heath End (23/00726/FUL) for 1 x 4 bed dwelling (and loss of 1 x unknown dwelling). This does not comply with Policy HO4., however as the proposal is for one dwelling only it does not have to justify the housing mi, however as the proposal is for one dwelling only it does not have to justify the housing mix.</li> </ul> <p><u>Refusals</u></p>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			No planning applications were refused due to non-compliance with Policy HO4 during the monitoring period.
Policy HO5: Housing Replacements, Extensions, Residential Garden Land and Annexes	The replacement or extension of a dwelling will be permitted in the SPB and countryside if it meets the specific criteria set out within the policy. Ancillary annexe accommodation should accord with the previous specific criteria for extensions or replacements, and a further list within the policy. Proposals on residential garden land will be supported if they meet specific criteria set out within the policy.	To support housing replacements, extensions, ancillary annexe proposals, and development on residential garden land in the SPB or countryside if they meet specific criteria set out within the policy.	<p><u>Consents</u></p> <p>There were 19 planning application consents for replacements or extensions of dwellings in the monitoring period, 12 of these complied with Policy HO5:</p> <ul style="list-style-type: none"> <li>• Long Meadow, North End Road, North End (23/01664/FUL) for proposed demolition of existing dwelling, and erection of replacement 2.5 storey dwelling and car barn with associated works. The case officer's report finds the proposal complies with Policy HO5 and represents a sustainable form of development, as it is for a replacement dwelling and there would be no net gain in the number of units proposed.</li> <li>• Yewhurst, Heath End (23/00726/FUL) for demolition of existing house and erection of new dwelling and associated works (part retrospective). The case officer's report finds the proposal complies with Policy HO5 and represents a sustainable form of development, as it is for a replacement dwelling and there would be no net gain in the number of units proposed.</li> <li>• 13 Greenacres, Woolton Hill (23/02794/HSE) for erection of a two-storey side extension. The case officer's report finds the proposal complies with Policy HO5, as the extension would not result in adverse impacts on the streetscene and does not dominate the existing dwelling.</li> <li>• 1 Rainbow Cottage, Woolton Hill (23/02241/HSE) for removal of existing rear conservatory and erection of a single storey rear extension, internal alterations and conversion of loft space over garage. The case officer's report finds the proposal complies with Policy HO5, as the proposals would not result in adverse impacts on the streetscene and do not dominate the existing dwelling.</li> <li>• The Barn House, Ball Hill (24/00222/HSE) for a single storey side extension as playroom, Single storey Orangery, Extended rear porch,</li> </ul>

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			<p>Associated internal and external alterations. The case officer's report finds the proposal complies with Policy HO5, as the proposals would not result in adverse impacts on the streetscene and do not dominate the existing dwelling.</p> <ul style="list-style-type: none"> <li>• Walbury House, Woolton Hill (23/01666/HSE) for erection of a single storey rear orangery extension. The case officer's report finds the proposal complies with Policy HO5, as the extension would not result in adverse impacts on the streetscene and does not dominate the existing dwelling.</li> <li>• Holly Bank, Broadlayings, Woolton Hill (23/01696/HSE) for proposed two storey side extension to create bedroom and ensuite with a new office and kitchen extension to the rear. The case officer's report finds the proposal complies with Policy HO5, as the extension would not result in adverse impacts on the streetscene and does not dominate the existing dwelling.</li> <li>• Arran Tile Barn, Woolton Hill (23/01952/HSE) for erection of a single storey rear extension to existing garage/study. The case officer's report finds the proposal complies with Policy HO5, as the extension would not result in adverse impacts on the streetscene and does not dominate the existing dwelling.</li> <li>• December House, Broadlayings, Woolton Hill (23/01078/HSE) for erection of a single storey side extension, erection of a front porch and garage conversion. The case officer's report finds the proposal complies with Policy HO5, as the extension would not result in adverse impacts on the streetscene and does not dominate the existing dwelling.</li> <li>• West View, Ball Hill (23/00840/HSE) for demolition of existing conservatory, single storey wraparound extension, extension of ensuite bathroom plus creation of rear dormer, double-storey rear extension including creation of dormer to south-facing side elevation, replacement of existing rear dormer, erection of front porch. The case officer's report notes that the proposals are in keeping with the existing dwelling, street and area.</li> </ul>

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			<ul style="list-style-type: none"> <li>• Woodhay Croft, North End (23/00866/HSE) for single storey rear extension, alteration to dormers to provide hipped roofs, alterations to first floor windows to reinstate larger addition of one first floor window, erection of porch, alterations to Sun Lounge to lower roof and reduce glazing. The case officer's report notes that the proposals are in keeping with the existing dwelling, street and area.</li> <li>• Burlyns Farm, Burlyns Lane, Ball Hill (23/00268/HSE) for demolition of single storey extension and conservatory, construction of two storey rear extension, side and front entrance porches. The case officer's report notes that the proposals are in keeping with the existing dwelling, street, and area.</li> <li>• Tall Trees, Gore End Road, Ball Hill (23/01115/HSE) for single storey rear extension (amendment to scheme approved under 21/01286/HSE). The case officer's report notes that the extension is in keeping with the existing dwelling, street, and area.</li> <li>• 1 The Cottages - East Woodhay House, Woodhaven Stud, Hatt Common, East Woodhay (23/02235/HSE) for erection of two storey side extension. The case officer's report notes that the extension is in keeping with the existing dwelling, street, and area. The case officer's report notes that the extension is in keeping with the existing dwelling, street, and area.</li> <li>• Entre Nous White City, Woolton Hill (23/00208/HSE) for single storey rear extension. The case officer's report notes that the proposals are in keeping with the existing dwelling, street, and area. The case officer's report notes that the proposals are in keeping with the existing dwelling, street, and area.</li> <li>• 10 Greenacres, Woolton Hill (23/00767/HSE) for erection of a two storey side extension and single storey rear extension with internal alterations including demolition of existing garage. The case officer's report finds the proposal complies with Policy HO5, as the extensions would not result in</li> </ul>

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			<p>adverse impacts on the streetscene and do not dominate the existing dwelling.</p> <ul style="list-style-type: none"> <li>• Stepping Stone, Gore End Road, Ball Hill (23/01403/HSE) for proposed single Storey front and rear extension, loft conversion and internal alterations. The case officer's report notes that the extension is in keeping with the existing dwelling, street, and area. The case officer's report notes that the extension is in keeping with the existing dwelling, street, and area.</li> <li>• 4 Greenlands, Woolton Hill (23/00147/HSE) for two storey side extension and replacement pitched roof to garage and porch. The case officer's report finds the proposal complies with Policy HO5, as the extension would not result in adverse impacts on the streetscene and does not dominate the existing dwelling.</li> <li>• 11 Copnor, Woolton Hill (23/01356/HSE) for conversion of existing carport to enclosed living accommodation with "French" doors and brick in-fills to match existing house (Part Retrospective). The case officer's report finds the proposal complies with Policy HO5, as the proposal does not adversely impact the streetscene or wider character of the area.</li> </ul> <p>There were six planning application consents for extensions to provide for residential annexes in the monitoring period, all of these complied with Policy HO5:</p> <ul style="list-style-type: none"> <li>• Tintagel, Knights Lane, Ball Hill (23/01997/HSE) for proposed single storey side extension to outbuilding to create annexe. The case officer's report finds the proposal complies with Policy HO5 as the extension would appear as a proportionate and sympathetic addition to the existing outbuilding.</li> <li>• Merrifield, Knights Lane, Ball Hill (23/02070/HSE) for erection of an outbuilding for use as an annexe. The case officer's report finds the proposal complies with Policy HO5, as the proposed site of the annexe</li> </ul>

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			<p>would not result in adverse impact on the streetscene or character of the wider area.</p> <ul style="list-style-type: none"> <li>• Clere House, Church Road, Woolton Hill (23/02362/HSE) for double garage extension to create 1st floor annex. The case officer's report finds the proposal complies with Policy HO5, as the annexe would not result in adverse impact on the streetscene or character of the wider area.</li> <li>• Knights Close, Ball Hill (24/00155/RET) for retrospective application for use of existing outbuilding as an annex. The case officer's report finds the proposal complies with Policy HO5, as the proposed site of the annexe would not result in adverse impact on the streetscene or character of the wider area despite being set further away from the host dwelling. The use of the annexe is secured via condition to ensure it cannot be sold off and used as a separate dwelling.</li> <li>• Corylus, Heath End (23/02170/HSE) for proposed Side &amp; Rear Extensions &amp; Internal Alterations to provide annexe accommodation and erection of a retaining wall. The case officer's report finds the proposal complies with Policy HO5, as the annexe would not result in adverse impact on the streetscene or character of the wider area.</li> <li>• Malverleys, Fullers Lane, East End (23/03148/HSE) for removal and replacement of existing barn. The case officer's report finds the proposal complies with Policy HO5, as the annexe would not result in adverse impact on the streetscene or character of the wider area.</li> </ul> <p>There were two planning application consents on residential garden land in the monitoring period, two of these complied with Policy HO5:</p> <ul style="list-style-type: none"> <li>• Furzelea, Hatt Common, East Woodhay (22/02263/TDC) for technical Details Consent for the demolition of an existing garage and erection of a single dwellinghouse pursuant to 21/00860/PIP (allowed during 2022-2023). The case officer's report refers to Policy HO5 and permits the</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p>development as it meets the specific requirements within the policy for development on residential garden land.</p> <ul style="list-style-type: none"> <li>Land South West Of Yewhurst, Heath End (22/03388/TDC) for technical details consent pursuant to Permission in Principle ref 22/01772/PIP for the residential development of 1 no. dwelling (allowed during 2022-2023). The case officer's report finds the proposal complies with Policy HO5 as it meets the specific criteria set out within the policy for development on residential garden land.</li> </ul> <p><u>Refusals</u> There were no refusals for replacement dwellings, annexes, extensions, or development on residential garden land during the monitoring period.</p>
Policy HO6: Garages and Other Incidental Buildings	Where planning permission is required, proposals for new garages and other incidental buildings will likely be supported if they meet the specific criteria set out within the policy.	To support proposals for new garages and other incidental buildings if they meet specific criteria set out within the policy.	<p><u>Consents</u> There were seven planning application consents for new garages and other incidental buildings within the monitoring period, four of these complied with Policy HO6:</p> <ul style="list-style-type: none"> <li>December House, Broadlayings, Woolton Hill (23/02679/HSE) for erection of a garage car port. The case officer's report finds the proposal complies with Policy HO6 as the garage car port relates well to the existing built form of the host building and street scene.</li> <li>Chancers Barn, Woolton Hill (23/02820/FUL) for erection of double garage ancillary to new dwelling approved under 22/02863/FUL. The case officer's report notes the proposed garage would relate well and appear subservient to the new dwelling.</li> <li>Tile Barn, Holt Tile Barn, Woolton Hill (23/01083/HSE) for proposed oak framed garage. The case officer's report finds the proposal complies with Policy HO6 as the proposed garage would relate well and appear subservient to the new dwelling.</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<ul style="list-style-type: none"> <li>• The Willows, Blindmans Gate, Woolton Hill (23/00302/HSE) for installation of a hydrotherapy pool and enclosure/veranda to the rear of the house; and internal rearrangement to accommodate lift. The case officer's report notes the partial conversion of the existing side garage will not impact the street scene or surrounding properties.</li> <li>• Hitchens, Woolton Hill (23/00494/HSE) for erection of a greenhouse in the back garden. The case officer's report notes the proposed greenhouse would have no impact on the surrounding streetscene.</li> <li>• Gleneve, Broadlayings, Woolton Hill (23/01395/HSE) for proposed detached garage. The case officer's report finds the proposal complies with Policy HO6 as the proposed garage would relate well and appear subservient to the new dwelling.</li> <li>• Land At OS Ref 443080 161689, Woolton Hill Road, Woolton Hill (21/03597/HSE) for erection of store for incidental use of residential dwelling. The case officer's report finds the proposal complies with Policy HO6 as the proposed store would relate well and appear subservient to the new dwelling.</li> </ul> <p><u>Refusals</u> There were no refusals for new garages and other incidental buildings during the monitoring period.</p>
<b>Local Employment and Business</b>			
Policy LB1: Supporting Local Employment	The policy supports the local rural economy with the reuse or conversion of permanent	To support the local rural economy through permissions for the reuse or conversion of	<p><u>Consents</u> There was one planning application consent to support the local rural economy in the monitoring period, this complied with Policy LB1: There was one planning application consent to support the local rural economy in the monitoring period, this complied with Policy LB1:</p>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
and Businesses	<p>agricultural or other rural buildings, and with well-designed new buildings in the countryside for business purposes. These proposals will be supported if they meet specific criteria set out within the policy. Commercial development proposals must be well designed and of a use and scale that is appropriate to the site and location. Proposals for new employment development should provide a Connectivity Statement setting out how it will</p>	<p>permanent agricultural or other rural buildings, and well-designed new buildings in the countryside, provided they meet the specific criteria set out within the policy. To ensure commercial development proposals are well designed and of appropriate use and scale for the site. To ensure new employment development provides appropriate Fibre Optic connections for more than one provider through a required</p>	<ul style="list-style-type: none"> <li>The Land Off Heath End Road, East End (23/01389/FUL) for erection of a steel portal framed barn for the purposes of agricultural storage. The case officer's report finds the proposal complies with Policy LB1 as the proposed barn would ensure the continued sustainability of an existing business in the local rural economy.</li> </ul> <p><u>Refusals</u> There were no planning applications refused due to non-compliance with Policy LB1 during the monitoring period.</p>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
	provide for a fibre optic connection to the nearest point in the public highway, and should provide where possible suitable ducting to enable more than one service provider to provide a fibre connection.	connectivity statement.	
<b>Traffic and Transport</b>			
Policy TT1: The Traffic and Parking Impact of New Development	All new developments should provide safe, sustainable transport and identify where it can link with existing or proposed footpaths, and provide off street parking designed	To enable a reduction in car usage by providing safe sustainable transport options and identifying where it can link up with existing or proposed footpaths. To provide off-street parking which is designed	<u>Consents</u> There were 10 planning application consents for dwellings within the monitoring period, seven of these complied with Policy TT1: <ul style="list-style-type: none"> <li>• Furzelea, Hatt Common, East Woodhay (22/02263/TDC) for Technical Details Consent for the demolition of an existing garage and erection of a single dwellinghouse pursuant to 21/00860/PIP (allowed during 2022-2023). The case officer's report refers to Policy TT1 and notes that the proposal provides more than the required number of parking spaces and is thus acceptable. Details of cycle storage and electric vehicle charging points are secured via condition.</li> <li>• Land South West Of Yewhurst, Heath End (22/03388/TDC) for technical details consent pursuant to Permission in Principle ref 22/01772/PIP for</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
	to fit with the character of the area, dwelling it serves, and Local Plan Policies CN9 and EM10.	in keeping with the local area and Local Plan policies CN9 and EM10.	<p>the residential development of 1 no. dwelling (allowed during 2022-2023). The case officer's report refers to Policy TT1 and notes that the proposal provides more than the required number of parking spaces with sufficient turning space and is thus acceptable. Details of cycle storage and electric vehicle charging points are secured via condition.</p> <ul style="list-style-type: none"> <li>• Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The application was initially refused within the monitoring period and subsequently allowed at appeal in the same monitoring period. The appeal decision finds the proposal complies with Policy TT1 as the highway safety and capacity have been properly taken into account. It also finds the proposal would prioritise pedestrian and cycle movements, and maximise the catchment area for bus services, in doing so promoting sustainable transport modes.</li> <li>• Land Adjacent Gore End Road, Ball Hill (22/02728/TDC) for an application for Technical Details Consent for the erection of 4 no. dwellings with associated parking, turning, landscaping, private amenity space and access in accordance with Permission in Principle 21/02308/PIP. The committee report finds the proposal complies with Policy TT1 as the development would not cause an adverse impact on highway safety and adequate parking would be provided.</li> <li>• Land Adjacent To Orchard House, Ball Hill (22/02872/PIP) for an application for Permission in Principle for the removal of existing buildings/structures and the erection of up to 4 no. dwellings (Use Class C3). The committee report finds the proposal complies with Policy TT1 in</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p>principle, as the development of four dwellings would not give rise to an increase in vehicular movements to the detriment of highway safety. It is noted that Technical Details Consent would require information on parking, layout and pedestrian and cycle access.</p> <ul style="list-style-type: none"> <li>• Land Adjacent To Woolton Hill Sports Club, Woolton Hill (22/00183/PIP) for Permission in Principle for residential development up to 3 dwellings. This was allowed at appeal. The appeal decision notes that in the rural context of the site, there is reasonably good access to services and facilities.</li> <li>• Land North Of Slade Hill, Slade Hill, Woolton Hill (22/02091/PIP) for Permission in Principle for residential development up to 2 no. dwellings. This was allowed at appeal. The appeal decision finds the proposal is not contrary to Local Plan Policy EM10. Parking and sustainable transport are not referred to.</li> <li>• Yew Tree Cottage, Mount Road, Highclere (23/01087/FUL) for erection of 2 no. semi-detached dwellings (starter homes). The case officer's report finds the proposal accords with Policy TT1 as the proposal would not adversely impact on the highway. Conditions are secured in order to ensure that the development can't be occupied until cycle parking facilities are provided and provisions for parking and turning of vehicles are made.</li> <li>• Long Meadow, North End Road, North End (23/01664/FUL) for proposed demolition of existing dwelling, and erection of replacement 2.5 storey dwelling and car barn with associated works. The case officer's report finds the proposal complies with Policy TT1 as the replacement dwelling would utilise the existing access, and adequate parking is already</li> </ul>

Policy	Description of the Policy	Target (as agreed with East Woodhay Parish Council)	Performance during monitoring period 24 February 2023-31 March 2024
			<p>provided. Sufficient space within the site also exists for cycle storage to be provided.</p> <ul style="list-style-type: none"> <li>• Yewhurst, Heath End (23/00726/FUL) for demolition of existing house and erection of new dwelling and associated works (part retrospective). The case officer's report refers to Policy TT1 and notes that the site is not considered sustainable, however as the proposal is for a replacement dwelling this is not demonstrable harm to warrant refusal.</li> </ul> <p><u>Refusals</u></p> <p>Two planning applications were refused due to non-compliance with Policy TT1 during the monitoring period:</p> <ul style="list-style-type: none"> <li>• Land At Watermill Bridge, Andover Road, Wash Water (21/03394/OUT) for a hybrid application for mixed use community comprising Outline application for up to 270 dwellings. The site falls partially within East Woodhay parish and partly within Highclere parish. The application was initially refused within the monitoring period and subsequently allowed at appeal in the same monitoring period. The refusal decision notice finds the proposal is contrary to Policy TT1 as the layout is unacceptable in terms of its ability to safely accommodate bus movements, which is detrimental to highway safety and would not deliver a sustainable alternative to the private motor car for travel.</li> <li>• Land At Land Adjoining The Barn, Hilliers Farm, Gore End (23/02579/PIP) for Permission in Principle for the Erection of a minimum of 1 no. dwelling and a maximum of 4 no. dwellings. The proposal is refused as it is contrary to Policy TT1, as the erection of dwellings outside of the Settlement Policy Boundary and distanced from facilities and services does not represent a sustainable form of development.</li> </ul>



## Burghclere Neighbourhood Plan (Monitoring year 1)

### Burghclere Neighbourhood Plan (as Modified 2022) 2011-2029

#### Monitoring Report 1 covering the period from 1 April 2023-31 March 2024

##### Introduction

The Burghclere Neighbourhood Plan (as Modified 2022) was made (adopted) by the borough council on 18 May 2023. This plan supersedes the Burghclere Neighbourhood Plan that was made in 2021. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives, and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Burghclere Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Burghclere Parish Council as the 'qualifying body' who produced the plan.**

The council published the first monitoring report on the Neighbourhood Plan made in 2021 in December 2022, which covered the period from 27 May 2021 (the date of adoption) to 31 March 2022. Subsequent reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This first monitoring report on the Neighbourhood Plan made in 2023 covers the period from 1 April 2023 to 31 March 2024, and identifies the position at 1 April 2024. The whole monitoring year is included even though the plan was made on 18 May 2023. This is because a neighbourhood plan was in place for the whole monitoring year.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the parish.

##### Progress against Local Plan Policy SS5

Under Policy SS5, Burghclere has a requirement to deliver at least 10 homes over the Plan period. The Burghclere Neighbourhood Plan allocates one site capable of delivering at least 15 dwellings.

In addition to homes delivered on the site allocations, the Local Plan identifies that certain other development can count towards the delivery requirement of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one of the following:

- Comprise 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy; or
- Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

In the Parish, there had been six dwellings consented that qualified towards Local Plan Policy SS5 at 31 March 2024. These are:

*Table BPNP1: Planning consents counting towards Local Plan Policy SS5 requirement*

Decision date	Planning reference	Site name	No. of dwellings	Allocation in the NP?	Approved before or after adoption of Neighbourhood Plan?
18/11/2016	16/02751/FUL	Sandham House Pound Lane Burghclere RG20 9JR	6	No	Before adoption of NP
<b>Total</b>			<b>6</b>		

As of 31 March 2024, there have been six qualifying completions recorded in the parish at Sandham House.

#### Monitoring of the Burghclere Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Burghclere Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

<b>Overall quantum of development within the parish of Burghclere</b>
This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council. <u>Consents:</u> Four gross and three net new dwellings were allowed within the parish during the monitoring year at:

- Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and associated works.
- Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal.
- Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) Technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. dwelling.
- Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP.

Completions:

There were five dwelling completions in the parish during the monitoring year at:

- Three dwellings at Beacon Hill House, Winchester Road, Whitway, Burghclere (22/00615/ROC).
- One dwelling at Barns at Norman Farm, Well Street, Burghclere (18/02842/FUL).
- One dwelling at Land Adjacent to Laurel House, Earlstone Common, Burghclere(18/01314/RES).

Refusals:

Three planning applications related to new dwellings were refused during the monitoring year:

- 6 Weir Vale Cottages, Old Burghclere (22/03327/FUL) for erection of 3-bedroom dwelling and associated rear parking area utilising existing rear access.
- Land At Pembroke House, Earlstone Common, Burghclere (23/01295/PIP) for permission in Principle for residential development of 1 no. dwelling.
- Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of 25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and accessible natural greenspace.

## Refusals and Appeals

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There were four planning applications refused during the monitoring period:

- 6 Weir Vale Cottages, Old Burghclere (22/03327/FUL) for erection of 3-bedroom dwelling and associated rear parking area utilising existing rear access. The application was refused as it would introduce inappropriate residential development within an open countryside context, outside any identified Settlement Policy boundary. Furthermore, it would not be sympathetic to, and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape and the character of the North Wessex Downs National Landscape. The proposal is thus contrary to policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policies B1 and B5 of the Burghclere Parish Neighbourhood Plan 2011-2029; guidance within the Landscape, Biodiversity and Trees Supplementary Planning Document (2018); the Design and Sustainability Supplementary Planning Document (2018) and the NPPF (2023). A subsequent appeal has been lodged.
- Land At Pembroke House, Earlstone Common, Burghclere (23/01295/PIP) for permission in Principle for residential development of 1 no. dwelling. The application was refused as it would introduce an inappropriate form of residential development into a countryside location. This is contrary to Sections 12 and 15 of the NPPF (2023); and Policies E1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029. Further to this, the refusal was made as the proposed new dwelling would fail to preserve the architectural and historic significance of the listed building Palmers Hill House. The proposal is thus in conflict with the guidance in Section 16 of the NPPF (2023); Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029; and the Heritage Supplementary Planning Document 2019.
- Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of 25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and accessible natural greenspace. The application was refused as the proposal would result in a significant number of houses outside of the settlement policy boundary within the countryside. This is contrary to Policies SD1, SS1 and SS6 of the Basingstoke and Deane Local Plan 2011-2029; and Policy B1 of the Burghclere Neighbourhood Plan 2011-2029. Secondly, the proposed development would not be sympathetic to and would fail to respect and integrate with the local landscape. This conflicts with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policies B5, B8 and B9 of the Burghclere Neighbourhood Plan 2011-2029; guidance in the Landscape, Biodiversity and Trees Supplementary Planning Document (2018); the Design and Sustainability Supplementary Planning Document (2018); and the NPPF (2023). Finally, the proposed development does not make any adequate provision for community and infrastructure contributions in relation to Affordable Housing. This is thus contrary to the Community Infrastructure Levy Regulations

2010; Policies CN1, CN6 and EM4 of the Basingstoke and Deane Local Plan 2011-2029; Policy B12 of the Burghclere Neighbourhood Plan 2011-2029; and guidance in the Planning Obligations for Infrastructure Supplementary Planning Document (2018).

- Manor Farm house, Old Burghclere (22/03266/FUL) for erection of steel portal framed building to be used as a grain dryer and store, together with solar panels, two water harvesting tanks, four gas tanks, a 25 metre wide area of hardstanding and an entrance road. The application was refused as the proposed development would be situated in a prominent location in the North Wessex Downs National Landscape AONB (now National Landscape) and would not be sympathetic to the landscape character and visual quality of the area. This would be contrary to the NPPF 2023; Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policies B8 and B9 of the Burghclere Neighbourhood Plan 2011-2029; and the North Wessex Downs AONB Management plan.

One planning application that was refused during the previous monitoring year was allowed at appeal during the monitoring year:

- Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. The appeal decision notes that the proposal conflicts with Local Plan Policies SS1 and SS6, however their purpose is to promote growth where it would protect the rural character of the environment. It is noted that the scale of development and site's context the proposal would not cause harm to the semi-rural character of the environment. The appeal also notes that conflicts with Neighbourhood Plan Policy B1 and the Burghclere Design Code in the modified plan are of limited relevance for Permission in Principle. The appeal was thus allowed as conflicts with the council's policies are given limited weight in light of the lack of 5-year demonstrable land supply, and the adverse impacts would not significantly and demonstrably outweigh the benefits.

One planning application that was refused during the previous monitoring year was dismissed at appeal during the monitoring year:

- Manor Farm house, Old Burghclere (22/00428/FUL) for erection of steel portal framed building to be used as an on-floor grain dryer and store. The appeal was dismissed because the proposal would harm the landscape and scenic beauty and conflict with the policies in the Local Plan and the Burghclere NP concerning the protection of the landscape.

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
<p>Policy B1: Burghclere Settlement Boundary and Building in the Countryside</p>	<p>This policy seeks to support development proposals within the defined settlement policy boundary (SPB), provided they accord with policies of the development plan and the Burghclere Design Code. This policy deems that land outside the settlement boundary is countryside where other development plan policies and national policies apply. This policy requires that new dwellings and development in areas of the Parish within the River Test catchment will demonstrate nutrient neutrality.</p>	<p>To only allow development outside the Burghclere SPB in exceptional circumstances, as set out in Local Plan Policy SS6. To ensure that proposals comply with the Burghclere Design Code. To ensure that proposals for new dwellings that result in a net increase in population will demonstrate nutrient neutrality.</p>	<p><u>Consents</u>  There were no new dwellings consented within Burghclere Settlement Policy Boundary (SPB) during the monitoring year. Four gross and three net new dwellings were consented outside of Burghclere SPB during the monitoring year, four case officer reports referred to Policy B1:</p> <ul style="list-style-type: none"> <li>• Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and associated works. The case officer's report refers to Policy B1 and finds the proposal is located in the countryside outside of Burghclere SPB. However, it notes that the existing property has access to local facilities, and as the proposal is for a replacement dwelling it will utilise a brownfield site and is thus a sustainable form of development.</li> <li>• Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal. The appeal decision notes that the proposal conflicts with Policy B1, however finds that the overall purpose of this policy is to promote growth where it would not harm the rural character of the environment. The appeal decision finds the development would not harm the character and appearance of the area given the size of development and existing context of built form which it would be viewed against. Furthermore, the Burghclere Design</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<p>Code is not considered relevant at this stage as this is for Permission in Principle. Thus, the conflict with Policy B1 is only given moderate weight.</p> <ul style="list-style-type: none"> <li>• Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) Technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. dwelling. The case officer's report refers to Policy B1, however the principle of development in this area had been previously granted and it is noted that the development represents an infill plot.</li> <li>• Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP. The committee report finds the proposal complies with Policy B1 as the location of development was consented in principle and this proposal is for Technical Details Consent.</li> </ul> <p><u>Completions</u></p> <ul style="list-style-type: none"> <li>• There were three completions in the parish during the monitoring year outside of Burghclere SPB:</li> <li>• Three dwellings at Beacon Hill House, Winchester Road, Whitway, Burghclere (22/00615/ROC).</li> <li>• One dwelling at Barns at Norman Farm, Well Street, Burghclere (18/02842/FUL).</li> <li>• One dwelling at Land Adjacent to Laurel House, Earlstone Common, Burghclere (18/01314/RES).</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<p><u>Refusals</u></p> <p>Three planning applications related to new dwellings were refused for non-compliance with Policy B1 during the monitoring year:</p> <ul style="list-style-type: none"> <li>• 6 Weir Vale Cottages, Old Burghclere (22/03327/FUL) for erection of 3-bedroom dwelling and associated rear parking area utilising existing rear access. The application was refused as it would introduce inappropriate residential development within an open countryside context, outside any identified settlement policy boundary, which is contrary to Policy B1. A subsequent appeal has been lodged.</li> <li>• Land At Pembroke House, Earlstone Common, Burghclere (23/01295/PIP) for permission in Principle for residential development of 1 no. dwelling. The application was refused as it would introduce an inappropriate form of residential development into a countryside location, which is contrary to Policy B1.</li> <li>• Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of 25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and accessible natural greenspace. The application was refused as the proposal would result in a significant number of houses outside of the settlement policy boundary within the countryside, which is contrary to Policy B1.</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
Policy B2: Land off Harts Lane / Winchester Road	The Burghclere Neighbourhood Plan allocates this site to deliver at least 15 dwellings in the parish. The Burghclere Neighbourhood Plan reviews the settlement policy boundary (SPB) to include this site allocation.	To deliver new residential, employment and blue/green infrastructure development at Land off Harts Lane / Winchester Road that complies with the specific requirements of the policy.	<p>In order to meet the requirement of Local Plan policy SS5, the Neighbourhood Plan allocated a site on Land off Harts Lane / Winchester Road for at least 15 dwellings. The Settlement Policy Boundary (SPB) of Burghclere was revised to include the site allocation.</p> <p>There have not been any planning applications determined on this site during the monitoring year.</p>
Policy B3: Residential Garden Land Development	Where planning permission is required, development proposals on residential garden land within the settlement boundary will be supported, provided they comply with the Burghclere Design Code and the specific criteria within the policy.	To support development proposals on residential garden land within the settlement policy boundary provided they comply with the Burghclere Design Code and specific requirements of the policy.	<p><u>Consents</u></p> <p>There was one application consented on residential garden land within the Burghclere SPB within the monitoring year, this did not refer to Policy B3:</p> <ul style="list-style-type: none"> <li>• Eversley, Harts Lane, Burghclere (23/00905/HSE) for single storey conservatory link extension between bungalow and garage bonus room. The case officer's report notes the proposal will maintain the character of the host buildings and will remain subservient to the main dwelling without impacting neighbouring amenities, which complies with the specific criteria within the policy.</li> </ul> <p><u>Completions</u></p> <p>There were no new dwelling completions on residential garden land within the Burghclere SPB during the monitoring year.</p>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<p><u>Refusals</u></p> <p>There were no planning applications refused during the monitoring period located on residential garden land inside the Burghclere SPB.</p>
<p>Policy B4: Housing Mix, Tenure and Provision of Smaller Homes</p>	<p>Development proposals expected to deliver a mix of housing in the parish, with smaller dwellings preferred to address local needs and contribute to creating a mixed and balanced community.</p>	<p>To ensure the majority of dwellings in new developments have two or three bedrooms. Affordable housing includes tenures suitable for first time buyers, those looking to rent their first home and downsizers.</p>	<p><u>Consents:</u></p> <p>Policy B4 seeks the provision of homes to meet the local needs of the parish. The majority of market dwellings are expected to be two- or three-bedroom dwellings. Applications for two or more net new dwellings must justify the housing mix. Four gross and three net dwellings were consented during the monitoring year. None of the consents were large enough to justify the housing mix or provide affordable housing. The housing mix proposed on the consented sites is as follows:</p> <ul style="list-style-type: none"> <li>• Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for the loss of 1 x 3 bed dwelling and gain of 1 x 4 bed dwelling.</li> <li>• Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for 1 x unknown dwelling (to be determined at TDC stage).</li> <li>• Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) for 1 x 5 bed dwelling.</li> <li>• Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for 1 x 4 bed dwelling.</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
Policy B5: Burghclere Design Code	Proposals for development will be supported where they contribute positively to the character and design quality of the local area, with regard to the Burghclere Design Code. Proposals within the North Wessex Downs National Landscape should also have regard to the criteria in the National Landscape Management Plan (AONB management plan in NP).	To ensure new developments have regard to the Burghclere Design Code. To ensure proposals within the North Wessex Downs National Landscape have regard to the criteria set out in the National Landscape Management Plan.	<p><u>Consents</u></p> <p>There were four applications for new dwellings consented during the monitoring year. Three of the case officer reports referred to Policy B5:</p> <ul style="list-style-type: none"> <li>• Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and associated works. The case officer's report finds the proposal complies with Policy B5 and the Burghclere Design Code, as the replacement dwelling matches the character of the original building, and the annexe would incorporate well visually into the design of the overall plot.</li> <li>• Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal. The appeal decision notes that this is for permission in principle and matters of design will be settled at Technical Details Consent stage. The decision considers that there is a realistic prospect that the design will be suitably related to the surrounding residential form and character.</li> <li>• Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) for technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. Dwelling. The case officer's report finds the proposal complies with Policy B5, as the development would relate to surrounding development well and would not result in</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<p>significant adverse impacts on the local landscape character.</p> <ul style="list-style-type: none"> <li>Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP. The committee report finds the proposal complies with Policy B5 as the development would be of an appropriate design and relate to surrounding residential developments in a sympathetic manner, which would not result in significant adverse impacts on the local landscape character or scenic quality in the area.</li> </ul> <p>There were three applications for new buildings/structures consented within the monitoring year, three of these referred to Policy B5:</p> <ul style="list-style-type: none"> <li>Heatherwold Stud Farm, Ox Drove, Burghclere (23/00297/FUL) for construction of drainage infrastructure to facilitate use of part of paddock as sand arena and creation of landscaped bund. The case officer's report refers to Policy B5 and notes that the proposal would not give rise to a significant impact on the character of the surrounding area. To ensure compliance with Policy B5, details of the landscaping for the bund are secured via condition.</li> <li>Barn B, Norman Farm, Well Street, Burghclere (23/02999/HSE) for erection of a Detached Garage. The case officer's report finds the proposal complies with Policy</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<p>B5 as the materials for the proposed garage are considered appropriate to its context, and the development will not dominate the host or neighbouring buildings or adversely impact the neighbouring Grade II listed Barn A and Barn C.</p> <ul style="list-style-type: none"> <li>Ox Drove Farm, Burghclere (23/01507/FUL) for erection of stables and construction of road linking existing access road to stables. The case officer's report refers to Policy B5 and notes the proposed stables would not have harmful visual impact on the surrounding landscape. The design is noted to be typical of a building of this nature in the countryside, and the extension to the driveway would match the existing driveway.</li> </ul> <p><u>Refusals</u></p> <p>There were two planning applications refused for non-compliance with Policy B5 during the monitoring period:</p> <ul style="list-style-type: none"> <li>6 Weir Vale Cottages, Old Burghclere (22/03327/FUL) for erection of 3-bedroom dwelling and associated rear parking area utilising existing rear access. The application was refused as it is contrary to Policy B5. The proposal would not be sympathetic to and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape and the character of the North Wessex Downs National Landscape. A subsequent appeal has been lodged.</li> <li>Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<p>25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and accessible natural greenspace. The application was refused as the proposal conflicts with Policy B5. The proposal would not be sympathetic to and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape.</p> <p><u>Building for a Healthy Life assessments</u> The council use Building for a Healthy Life which is a scoring system based on a number of criteria to monitor design quality. Building for a Healthy Life is most appropriately used to monitor larger schemes (of 10 or more). However, no schemes (or full phases) of 10 or more units were finished during the monitoring period so this element of the policy was not tested.</p>
Policy B6: Net Zero Carbon Buildings	Where possible, all development is encouraged to be 'zero carbon ready' by design by minimising the amount of energy needed to heat and cool buildings through landform, building orientation, massing and landscaping.	<p>To ensure development is 'zero carbon ready' by design.</p> <p>To consider whether existing buildings can be re-used to capture their embodied carbon.</p> <p>To ensure new non-residential developments minimise carbon dioxide emissions, make efficient use of natural resources</p>	<p><u>Consents</u> There were four consents for new dwellings during the monitoring year. Three of the case officer reports referred to Policy B6:</p> <ul style="list-style-type: none"> <li>• Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and associated works. The case officer's report referred to Policy B6 and finds the proposal is sustainable as the development would result in the reuse of a brownfield site and would provide a modern contemporary energy efficient home. The proposal would provide PV panels and air source heat</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
	<p>Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used to capture their embodied carbon. Non-residential proposals minimise carbon dioxide emissions, make efficient use of natural resources and the most of natural systems, to reduce vulnerability to climate change impacts.</p>	<p>and the most of natural systems to reduce vulnerability to climate change impacts.</p>	<p>pumps, potentially improving the environmental credentials of the site compared to the existing property.</p> <ul style="list-style-type: none"> <li>• Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal. The appeal decision notes as this approval is for permission in principle, details of energy efficient design may come forwards at technical details consent stage.</li> <li>• Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) for technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. dwelling. The case officer's report refers to Policy B6 and notes that as this approval is for permission in principle, details of energy efficient design may come forwards at technical details consent stage. Conditions are secured to ensure that water efficiency standards and electric vehicle charging provisions are met and approved, to comply with Policy B6.</li> <li>• Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP. The committee report refers to Policy B6 and secures via condition details of water efficiency standards.</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<p>There were three consents for new buildings / structures during the monitoring year, none of these referred to Policy B6:</p> <ul style="list-style-type: none"> <li>• Heatherwold Stud Farm, Ox Drove, Burghclere (23/00297/FUL) for construction of drainage infrastructure to facilitate use of part of paddock as sand arena and creation of landscaped bund. The case officer's report notes the proposal complies with Local Plan Policy CN9 which supports the transition to a low carbon future.</li> <li>• Barn B, Norman Farm, Well Street, Burghclere (23/02999/HSE) for erection of a Detached Garage. The case officer's report does not refer to Policy B6</li> <li>• Ox Drove Farm, Burghclere (23/01507/FUL) for erection of stables and construction of road linking existing access road to stables. The case officer's report does not refer to Policy B6.</li> </ul> <p><u>Refusals</u> There were no planning applications refused for non-compliance with Policy B6 during the monitoring year.</p>
Policy B7: Local Heritage Assets	To preserve the historic nature of the village and parish.	To ensure development protects and enhances the historic environment of the village and parish.	There were no planning applications permitted on Local Heritage Assets during the monitoring year.
Policy B8: Local Landscape	To preserve the character and visual amenity of the local	To ensure new development conserves or enhances the character of	<p><u>Consents</u> There were four applications for new dwellings during the monitoring year.</p>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
	<p>landscape, the features that characterise the parish and the setting of the village in the wider landscape as defined in the Burghclere Design Code and specific criteria defined within the policy.</p>	<p>the landscape and built environment in accordance with the Burghclere Design Code and Local Plan Policy EM1.</p>	<p>All of the case officer reports referred to Policy B8 or landscape:</p> <ul style="list-style-type: none"> <li>• Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and associated works. The case officer's report refers to Policy B8 and finds the proposal would not cause adverse impacts on character and local landscape, as the replacement dwelling matches the existing plot.</li> <li>• Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal. The appeal decision finds the principle of development complies with Policy B8 as it will not unacceptably harm the character and appearance of the area.</li> <li>• Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) Technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. Dwelling. The case officer's report finds the proposal complies with Policy B8 as the development would relate to surrounding development and would not result in significant impacts on the local landscape character.</li> <li>• Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP. The committee report finds the proposal complies with Policy</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<p>B8 as the dwelling would relate to surrounding development and would not result in adverse impacts on the local landscape character or scenic quality of the area.</p> <p>There were three consents for new buildings / structures during the monitoring year, three of these referred to Policy B8:</p> <ul style="list-style-type: none"> <li>• Heatherwold Stud Farm, Ox Drove, Burghclere (23/00297/FUL) for construction of drainage infrastructure to facilitate use of part of paddock as sand arena and creation of landscaped bund. The case officer's report finds the proposal complies with Policy B8 as the site is well shielded by the surrounding landscape with minimal views of the application site. The proposal would not have any significant or adverse impacts on the character of the area or wider landscape.</li> <li>• Barn B, Norman Farm, Well Street, Burghclere (23/02999/HSE) for erection of a Detached Garage. The case officer's report finds the proposal complies with Policy B8 as the reduced height of the garage will not challenge the hierarchy of buildings in the surrounding area, and the materials proposed are considered appropriate for the context of the site. The proposal is considered to be in keeping with the rural landscape and character of the area.</li> <li>• Ox Drove Farm, Burghclere (23/01507/FUL) for erection of stables and construction of road linking existing access road to stables. The case officer's report refers to Policy B8 and finds the proposal would not have a harmful visual impact on</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<p>the surrounding landscape, and the design of the proposal is typical of a building of this nature in the countryside.</p> <p><u>Refusals</u></p> <p>There were two planning applications refused within the monitoring year due to non-compliance with Policy B8:</p> <ul style="list-style-type: none"> <li>• Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of 25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and accessible natural greenspace. The proposal is refused as it is contrary to Policy B8, as the development would not be sympathetic to and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape.</li> <li>• Manor Farm house, Old Burghclere (22/03266/FUL) for erection of steel portal framed building to be used as a grain dryer and store, together with solar panels, two water harvesting tanks, four gas tanks, a 25-metre-wide area of hardstanding and an entrance road. The proposal is refused as it is contrary to Policy B8, as the development would not be sympathetic to and would fail to respect and integrate with the character, visual amenity, and scenic quality of the local landscape.</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<p><u>Appeals</u> One planning application for a new building was dismissed at appeal due to non-compliance with Policy B8 during the monitoring year:</p> <ul style="list-style-type: none"> <li>Manor Farm house, Old Burghclere (22/00428/FUL) for erection of steel portal framed building to be used as an on-floor grain dryer and store. The appeal was dismissed because the proposal would harm the landscape and scenic beauty and conflict with the policies in the Local Plan and the Burghclere NP (including Policy B8) concerning the protection of the landscape.</li> </ul>
Policy B9: Important Views	Seeks to protect the important views within the parish.	To prevent development that would harm the views and vistas of the parish.	<p><u>Consents</u> There were no planning applications for new dwellings or buildings adjacent to important views during the monitoring year.</p> <p><u>Refusals</u> Three planning applications for new dwellings adjacent to important views were refused during the monitoring year, however, Policy B9 was not listed as a reason for refusal:</p> <ul style="list-style-type: none"> <li>Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of 25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and accessible natural greenspace.</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<ul style="list-style-type: none"> <li>• 6 Weir Vale Cottages, Old Burghclere (22/03327/FUL) for erection of 3-bedroom dwelling and associated rear parking area utilising existing rear access.</li> <li>• Land At Pembroke House, Earlstone Common, Burghclere (23/01295/PIP) for permission in Principle for residential development of 1 no. dwelling. The application was refused as it would introduce an inappropriate form of residential development into a countryside location.</li> </ul> <p><u>Appeals</u> One planning application for a new building adjacent to important views was dismissed at appeal during the monitoring year:</p> <ul style="list-style-type: none"> <li>• Manor Farm house, Old Burghclere (22/00428/FUL) for erection of steel portal framed building to be used as an on-floor grain dryer and store. The appeal was dismissed because the proposal would harm the landscape and scenic beauty and conflict with the policies in the Local Plan and the Burghclere NP (including Policy B9) concerning the protection of the landscape.</li> </ul>
Policy B10: Green Infrastructure and Nature Recovery	Requires development proposals in the broad location of the Green and Blue Infrastructure and Nature Recovery	To ensure new development within the broad location of the Green and Blue Infrastructure and Nature Recovery Networks demonstrate in the design	<p><u>Consents</u> There were four applications for new dwellings during the monitoring year. Two of the case officer reports referred to Policy B10:</p> <ul style="list-style-type: none"> <li>• Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
	<p>Networks, together with indicative Green Corridors to support nature recovery and ecological connectivity.</p> <p>Ensures any net gain in biodiversity for any development should be in accordance with national policy.</p>	<p>of their layouts and landscaping schemes how they will maintain or improve the functionality of the network.</p> <p>To ensure developments that undermine the integrity of the network will not be supported.</p> <p>To ensure any net gain in biodiversity in accordance with national policy.</p>	<p>associated works. The case officer's report notes that the proposed mitigation measures for biodiversity are acceptable, and a condition is applied to ensure the biodiversity survey is followed.</p> <ul style="list-style-type: none"> <li>• Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal. The appeal decision notes that as the proposal was for Permission in Principle, details surrounding biodiversity would be expected at Technical Details Stage.</li> <li>• Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) Technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. dwelling. The case officer's report finds the proposal complies with Policy B10 subject to enhancements for native planting and roosting boxes being secured via condition.</li> <li>• Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP. The committee report finds the proposal complies with Policy B10 and would conserve the biodiversity value and nature conservation interests of the site.</li> </ul> <p>There were three consents for new buildings / structures during the monitoring period, one of these referred to Policy B10:</p>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<ul style="list-style-type: none"> <li>• Heatherwold Stud Farm, Ox Drove, Burghclere (23/00297/FUL) for construction of drainage infrastructure to facilitate use of part of paddock as sand arena and creation of landscaped bund. The case officer's report finds the proposal complies with Policy B10, as the development would not result in adverse harm to biodiversity.</li> <li>• Barn B, Norman Farm, Well Street, Burghclere (23/02999/HSE) for erection of a Detached Garage. The case officer's report does not refer to Policy B10 or biodiversity. However, the garage is to be sited on an existing driveway so there is unlikely to be any biodiversity impact.</li> <li>• Ox Drove Farm, Burghclere (23/01507/FUL) for erection of stables and construction of road linking existing access road to stables. The case officer's report notes that there would be no impacts on biodiversity, and the external flood lights on the stables would have a sensor for movement at close range and not impact bats.</li> </ul> <p><u>Refusals</u> No planning applications were refused due to non-compliance with Policy B10 during the monitoring period.</p>
Policy B11: Local Green Spaces	To protect specific local green spaces identified within the neighbourhood plan to	To only allow development on local green space in very special circumstances.	There were no planning applications submitted on local green spaces during the monitoring year.

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
	ensure development does not encroach on or adversely affect these designated local green spaces.		
Policy B12: Community Facilities	Resists the unnecessary loss of community facilities and supports proposals that improve their viability.	To only allow the loss of community facilities where it can be clearly demonstrated that they are no longer viable or can be satisfactorily re-located for the ongoing benefit of the local community. To support proposals that improve the viability of an established community use, including extensions or partial redevelopment, where these are appropriate and do not harm the amenities of adjoining residential properties.	<p><u>Consents</u> One planning application was approved within the monitoring period which related to community facilities:</p> <ul style="list-style-type: none"> <li>Burghclere Parish Hall Church Lane Burghclere Hampshire (23/02049/LBC) Removal of 1 No. unauthorised replacement window with new window profile to match approved details from application 20-03487-LBC. Removal of 1No. non-compliant window within the opening approved under application 20-03487-LBC and replacement with new window profile to match approved details from application 20-03487-LBC. The case officer's report lists Policy B12. and finds the proposal would restore the listed building of Portal Hall by removing the unauthorised and non-compliant windows.</li> </ul> <p><u>Refusals</u> Policy B12 was listed as a reason for refusal on one planning application during the monitoring year:</p> <ul style="list-style-type: none"> <li>Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of 25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			accessible natural greenspace. The application was refused on the grounds of it being contrary to Policy B12, as the proposed development does not make any adequate provision for community and infrastructure contributions.
Policy B13: Tourism	The policy supports proposals to expand existing tourist attractions provided they are appropriate to the parish.	To ensure development which expands existing tourism is permitted, provided that the scheme meets the requirements of the policy (sufficient off-street car parking space; has regard to the amenities of adjoining residential properties; and is of scale appropriate to its location).	<u>Consents</u> Two planning applications were approved within the monitoring period which related to tourism, neither of these referred to Policy B13: <ul style="list-style-type: none"> <li>Barns At Norman Farm, Well Street, Burghclere (23/02254/FUL and 23/02255/LBC) for change of use of barn in use as residential store to residential annex and holiday accommodation, and for associated conversion works including site works. The case officer's reports find the proposal complies with Local Plan Policy EP5 which regards rural tourism, as the proposal would utilise the existing suitable barn building through change of use or conversion without the need for substantial rebuilding, extension or alteration.</li> </ul>
Policy B14: Car Parking	Requires new car parking to be provided off-street unless an essential justification can be demonstrated. Supports proposals for a new public car	To ensure new car parking is provided off-street and proposals for a new public car park in Burghclere village are supported.	<u>Consents</u> There were four applications for new dwellings during the monitoring year. All of the case officer reports referred to Policy B14: <ul style="list-style-type: none"> <li>Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
	park in Burghclere village.		<p>associated works. The case officer's report finds the proposal complies with Policy B14, as the site is in a rural location where a 4-bedroom dwelling requires four car parking spaces, and this provision is met thus meeting car parking standards in the parish.</p> <ul style="list-style-type: none"> <li>• Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal. The appeal decision does not refer to Policy B14 or car parking, however this was not an initial reason for refusal as the proposal was noted to comply with Policy B14 in principle and provide sufficient parking.</li> <li>• Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) Technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. dwelling. The case officer's report finds the proposal complies with Policy B14. In accordance with submitted plans, the dwelling would provide space for at least three cars to park on the drive and at least one car within the garage, which is secured via condition. Additionally, cycle storage and an electric vehicle charging point is secured via condition.</li> <li>• Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP. The committee report finds the proposal complies in surplus</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<p>with Policy B14 as more than the required parking spaces will be provided. Sufficient cycle storage and electric vehicle charging points are secured via condition.</p> <p>There were three consents for new buildings / structures during the monitoring period, one of these referred to Policy B14:</p> <ul style="list-style-type: none"> <li>• Heatherwold Stud Farm, Ox Drove, Burghclere (23/00297/FUL) for construction of drainage infrastructure to facilitate use of part of paddock as sand arena and creation of landscaped bund. The case officer's report refers to Policy B14, and notes that although there is a potential for an increase in parking need at the site, there is already sufficient parking provision on site.</li> <li>• Barn B, Norman Farm, Well Street, Burghclere (23/02999/HSE) for erection of a Detached Garage. The case officer's report notes the proposal would utilise existing parking and provide additional space for parking and storage of cycles within the proposed garage. The proposed parking would thus be sufficient.</li> <li>• Ox Drove Farm, Burghclere (23/01507/FUL) for erection of stables and construction of road linking existing access road to stables. The case officer's report notes that the proposed stables would not require any additional parking than that which is already situated within Ox Drove Farm.</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 <sup>st</sup> April 2023-31 March 2024)
			<p><u>Refusals</u> No planning applications were refused due to non-compliance with Policy B14 during the monitoring period.</p> <p><u>Consents for public car parks</u> No planning applications were approved during the monitoring year which related to public car parks.</p>

## Ecchinswell, Sydmonton and Bishops Green (Monitoring year 1)

### Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan 2021-2039

#### Monitoring Report 1 covering the period from 19 May 2023-31 March 2024

##### Introduction:

The Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan was made (adopted) by the borough council on 18<sup>th</sup> May 2023. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives, and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Ecchinswell, Sydmonton and Bishops Green Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Ecchinswell, Sydmonton and Bishops Green Parish Council as the 'qualifying body' who produced the plan.**

This first monitoring report covers the period from 19 May 2023-31 March 2024.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the Parish.

##### Progress against Local Plan Policy SS5:

Ecchinswell, Sydmonton and Bishops Green has no requirement under Policy SS5 to deliver any homes. The Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan allows for 25 dwellings to come forward on two sites and windfall schemes.

##### Monitoring of the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

### **Overall quantum of development within the parish of Ecchinswell, Sydmonton and Bishops Green**

This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.

#### Consents:

Five gross and net new dwellings were allowed within the parish during the monitoring year at:

- Land Rear Of Bishop's Green Cottage, Ecchinswell Road, Bishops Green (23/01921/RES) for a reserved matters application for the erection of 4 dwellings including access, appearance, landscaping, layout and scale (pursuant to outline planning permission ref: 20/02693/OUT, which was consented prior to the making of the neighbourhood plan).
- Land At Ratts End House, Ecchinswell Road, Ecchinswell (22/02700/PIP) for permission in principle for a minimum and maximum of 1 dwelling within the residential curtilage of Ratts End House, Ecchinswell RG20 4TX (allowed on appeal).

#### Completions:

There was one dwelling completion in the parish during the monitoring year at:

- Old Church House, Land At The Ecchinswell Road, Ecchinswell (20/01103/ROC).

#### Refusals:

There were no refusals for new dwellings during the monitoring year.

### **Refusals and appeals**

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

One planning application was refused during the monitoring year but this was prior to the adoption of the Neighbourhood Plan:

- Oak Cottage, Ecchinswell Road, Ecchinswell (22/03099/HSE) for demolition of existing double garage. Replace with single garage and store, with games room/gym in roof. The application was refused as the proposal is considered unacceptable in design by virtue of inappropriate scale and forward siting, which would create adverse impacts on the character of the host dwelling, surrounding area, and street scene, which conflicts with Local Plan Policy EM10 and Principles E2, E4 and E5 of the Design and Sustainability SPD. Furthermore, the proposal is considered to be of inappropriate design which will not enhance or preserve the character / setting of the

Grade II listed building Oak Cottage, or the surrounding Ecchinswell Conservation Area. This conflicts with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan Policy EM11, and the Heritage SPD.

One planning application that was refused during the previous monitoring year was allowed at appeal during the monitoring year:

- Land At Ratts End House, Ecchinswell Road, Ecchinswell (22/02700/PIP) for permission in principle for a minimum and maximum of 1 dwelling within the residential curtilage of Ratts End House, Ecchinswell RG20 4TX. The appeal was allowed as the size of the plot means the development could retain the simple linear pattern of development characteristic of the existing built form. The dwelling would appear as part of a small group of built forms and not adversely impact from PROW vantage points and an identified Key View, and contained in the garden the development would not harmfully encroach into valued open land or harm the Heritage Asset. Thus, the proposal would meet Local Plan Policies SS6 and EM11; and Neighbourhood Plan Policies ESBG1 and ESBG6. Other conflicts with Neighbourhood Plan Policies ESBG2, ESBG5, ESBG7, and ESBG13 are noted but only given limited weight for Permission in Principle, and the proposal is considered acceptable overall.

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
Policy ESBG1: Settlement Boundaries and Building in the Countryside	Settlement Policy Boundaries are defined for Bishops Green and Ecchinswell Village Core, and proposals within the boundaries will be approved provided they	To support proposals within the Settlement Policy Boundaries of Ecchinswell Village Core and Bishops Green provided the ES&BG Design Guidance and	<p><u>Consents</u></p> <p>There were no consents for dwellings within the Ecchinswell Core Settlement Policy Boundary (SPB).</p> <p>There were no consents for dwellings within the Bishops Green Settlement Policy Boundary (SPB).</p> <p>Five gross and net new dwellings were approved outside of any SPB:</p> <ul style="list-style-type: none"> <li>• Land Rear Of Bishop's Green Cottage, Ecchinswell Road, Bishops Green (23/01921/RES) for reserved matters application for the erection of 4</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	<p>regard the ES&amp;BG Design Guidance and Codes.</p> <p>There is a presumption against housing development outside the Settlement Boundaries unless specific provision has been made by Policy ESBG4, Policy SS6 of the Local Plan, or para 80 of the NPPF.</p> <p>Proposals in the River Test catchment that will result in a net increase in</p>	<p>Codes are followed.</p> <p>To prevent development outside of settlement boundaries except in special circumstances.</p>	<p>dwellings including access, appearance, landscaping, layout and scale (pursuant to outline planning permission ref: 20/02693/OUT, which was consented prior to the making of the neighbourhood plan). The case officer's report notes that this application conflicts with Policy ESBG1 and Local Plan policy to resist development in the countryside. However, it finds that at the time of determining outline permission, the council could not demonstrate a five-year housing land supply and outline permission was granted. This reserved matters application was granted as the development is of high design standard which responds positively to the local character and area.</p> <ul style="list-style-type: none"> <li>Land At Ratts End House, Ecchinswell Road, Ecchinswell (22/02700/PIP) for permission in principle for a minimum and maximum of 1 dwelling within the residential curtilage of Ratts End House, Ecchinswell RG20 4TX. This was refused prior to the monitoring period and allowed at appeal within the monitoring period. The appeal was allowed as the council cannot demonstrate a 5 year housing land supply, and as the proposed dwelling would be contained in the garden, the development would not harmfully encroach into valued open land or harm the Heritage Asset. Thus, it would not be an isolated form of development and the benefits would outweigh the harms of development in the countryside.</li> </ul> <p><u>Completions</u></p> <p>There was one dwelling completion adjacent to the Ecchinswell Core SPB during the monitoring year:</p>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	population will be required to demonstrate nutrient neutrality in accordance with Natural England guidance.		<ul style="list-style-type: none"> <li>Old Church House, Land At The Ecchinswell Road, Ecchinswell (20/01103/ROC).</li> </ul> <p><u>Refusals</u> There were no refusals for new dwellings during the monitoring year.</p> <p><u>Nutrient neutrality</u> There were no planning applications approved within the River Test catchment during the monitoring year and therefore there was no need for any applications to demonstrate nutrient neutrality.</p>
Policy ESBG2: Housing Supply to Meet Local Needs	The NP provides for a minimum of 25 dwellings allocated specifically in the policy. Any new residential development should have a varied mix of house types, and proposals for two	To allocate minimum 25 dwellings across the Parish according to the targeted amounts in each settlement in the Policy. To ensure new residential development has a varied mix of	<p><u>Windfall consents within SPBs</u> There were no windfall consents for dwellings within the SPBs in the monitoring year.</p> <p><u>Housing mix</u> The housing mix proposed on the consented sites is as follows:</p> <ul style="list-style-type: none"> <li>Land Rear Of Bishop's Green Cottage, Ecchinswell Road, Bishops Green (23/01921/RES, pursuant to outline planning permission ref: 20/02693/OUT, which was consented prior to the making of the neighbourhood plan) for 4 x 4 bed dwellings. This mix does not comply with Policy ESBG2, which requires at least 50% of market dwellings to have one, two or three bedrooms and planning applications for two or more net new dwellings to set out and justify the housing mix. The case</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	<p>or more dwellings should justify the mix. 25% of the affordable housing requirement should be 'First Homes'.</p> <p>In Bishops Green, any housing development should over-supply the accessible Green Space where possible to make up the existing shortfall.</p> <p>First Homes Exception Sites are decided according to the set criteria in the policy.</p>	<p>housing types and 50% of market dwellings must be 1, 2 or 3 bedrooms.</p> <p>Proposals with 2 or more dwellings should justify the mix.</p> <p>To ensure 25% of the affordable housing requirement are First Homes in line with guidance.</p> <p>To decide First Homes Exception Sites according to the criteria in the policy.</p>	<p>officer's report states that the mix has been justified as being in keeping with the character of the area and that there is demand for four-bedroom houses.</p> <ul style="list-style-type: none"> <li>Land At Ratts End House, Ecchinswell Road, Ecchinswell (22/02700/PIP) for 1 x 4 bed dwelling. This site is not large enough to need to comply with Policy ESBG2.</li> </ul> <p><u>Accessible green space on consents in Bishops Green</u></p> <p>There were no consents within the monitoring year that provided accessible green space in Bishops Green.</p> <p><u>First Home Exception Sites</u></p> <p>There were no consents within the monitoring year that provided First Home Exception Sites.</p>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
Policy ESBG3: Housing in Bishops Green	2.1ha of Land south of Rooksfield and west of C155 Ecchinswell Road is allocated in the policy for approximately 15 dwellings, with accessible green space uses and green infrastructure for biodiversity net gain. Schemes here will be permitted provided they meet the specific criteria set out in the policy. Developers should provide a design brief and	To allocate land in Bishops Green for approximately 15 dwellings. To apply criteria for developers to meet for the scheme to meet the Parish's needs.	<p><u>Consents</u></p> <p>In order to meet the requirement of Local Plan policy SS5, the Neighbourhood Plan Policy ESBG3 allocates a 2.1ha site at Land south of Rooksfield and west of C155 Ecchinswell Road for approximately 15 dwellings.</p> <p>There have not been any planning applications received on this site during the monitoring year.</p>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	is recommended to agree this with the Parish Council.		
Policy ESBG4: Housing in Ecchinswell	0.15ha of previously developed land south of C155 Ecchinswell Road is allocated in the policy for approximately 5 dwellings. Schemes here will be permitted if they meet the specific criteria within the policy. Developers should provide a design brief and is recommended to agree this with	To allocate land in Ecchinswell for approximately 5 dwellings. To apply criteria for developers to meet for the scheme to meet the Parish's needs.	<p><u>Consents</u> In order to meet the requirement of Local Plan policy SS5, the Neighbourhood Plan Policy ESBG4 allocates 0.15ha of previously developed land south of C155 Ecchinswell Road for approximately five dwellings.</p> <p>There have not been any planning applications received on this site during the monitoring year.</p>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	the Parish Council.		
Policy ESBG5: Design Quality in the Parish of Ecchinswell, Sydmonton and Bishops Green	The ES&BG NP Design Guidance and Code identifies six Local Landscape Character Areas and provides design guidance for each. All proposals should be of high quality and respond positively to the character and local distinctiveness of the parish, using the relevant Local Landscape Character Area in their design.	To identify and provide design guidance for six Local Landscape Character Areas in the Parish. To preserve the character and local distinctiveness of the parish by ensuring proposals are of high-quality design. To ensure new developments include tree-lined streets unless specific justifiable reasons are given.	<p><u>Consents</u></p> <p>There were two planning applications for five new dwellings consented within Local Character Areas. One of these complied with Policy ESBG5:</p> <ul style="list-style-type: none"> <li>• Land Rear Of Bishop's Green Cottage, Ecchinswell Road, Bishops Green (23/01921/RES) for reserved matters application for the erection of 4 dwellings including access, appearance, landscaping, layout and scale (pursuant to outline planning permission ref: 20/02693/OUT, which was consented prior to the making of the neighbourhood plan). The case officer's report finds the proposal complies with ESBG5 as the layout of development would facilitate a good quality development and incorporate an appropriate amount of soft landscaping for its context.</li> <li>• Land At Ratts End House, Ecchinswell Road, Ecchinswell (22/02700/PIP) for permission in principle for a minimum and maximum of 1 dwelling within the residential curtilage of Ratts End House, Ecchinswell RG20 4TX. This was refused prior to the monitoring period and subsequently allowed at appeal within the monitoring period. The appeal decision notes that Policy ESBG5 refers to detailed matters that are not relevant at this stage in the proposal, and detailed design can be secured at a later stage that would not have a harmful impact on the character of the area.</li> </ul> <p>There were two planning applications for new buildings/structures consented within Local Character Areas. Neither of these referred to Policy ESBG5:</p>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	All new developments should include tree-lined streets unless in specific justifiable cases.		<ul style="list-style-type: none"> <li>Bishops Green Farm, Ecchinswell Road, Bishops Green (23/03036/AGPD) for erection of a steel portal framed barn. The case officer's report notes that the proposed agricultural building would be similar to the existing adjacent building in terms of design and appearance and would not appear out of context with its setting or harmful to the rural character of the area.</li> <li>Sydmonton Court, Sydmonton Road, Burghclere (23/01430/HSE) for erection of a single storey pool pavilion following demolition of existing building. The case officer's report finds the proposal would maintain the character and qualities of the area, and the design is considered acceptable.</li> </ul> <p><u>Refusals</u> No planning applications were refused within the monitoring year.</p>
Policy ESBG6: Design Quality in the Ecchinswell Conservation Area	Developments in the Ecchinswell Conservation Area must preserve or enhance the character or appearance of the area, as defined by the	To ensure developments preserve or enhance the character or appearance of the Ecchinswell Conservation Area.	<p><u>Consents</u> There was one planning application for new dwellings consented within the Ecchinswell Conservation Area. This was refused prior to the monitoring period but allowed at appeal within the monitoring year. This complied with Policy ESBG6:</p> <ul style="list-style-type: none"> <li>Land At Ratts End House, Ecchinswell Road, Ecchinswell (22/02700/PIP) for permission in principle for a minimum and maximum of 1 dwelling within the residential curtilage of Ratts End House, Ecchinswell RG20 4TX. The appeal decision finds the proposal complies with Policy ESBG6 subject to detailed designs and layout, as it will preserve the positive</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	Ecchinswell Conservation Area Appraisal.		<p>attributes that contribute to the significance of the part of the conservation area it's situated within.</p> <p>There were two planning applications consented within Ecchinswell Conservation Area. One of the case officer reports referred to Policy ESBG6:</p> <ul style="list-style-type: none"> <li>• Mill View, Mill Lane, Ecchinswell (23/01398/HSE) for proposed single storey rear/side extension, new bay window to sitting room &amp; new LPG storage tank enclosure for sitting room stove. The case officer's report finds the proposal complies with Policy ESBG6 and preserves and enhances the character of the Conservation Area.</li> <li>• Woodpecker Cottage, Ecchinswell Road, Ecchinswell (23/01392/LBC) to replace single glazed metal windows with slimlite double glazed timber windows. The case officer's report notes that the proposal would preserve the special interest, character and setting of the Listed Building and the character and appearance of the Ecchinswell Conservation Area.</li> </ul> <p><u>Refusals</u> No planning applications were refused within the monitoring year.</p>
Policy ESBG7: Community Engagement in Design	Applications of proposals likely to generate public interest are	To encourage early, proactive and effective engagement with	<p><u>Consents</u> There were no major planning applications approved within the monitoring year. Therefore, this policy was not tested.</p>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	<p>encouraged to engage in early, proactive and effective engagement with the community. All major development schemes with residential components should use the 'Building for a Healthy Life 12' design assessment tool to inform the design proposals. A 'Building for a Healthy Life' Assessment should be included within the Design and</p>	<p>communities in advance of applications. To ensure design proposals for major schemes with a residential component are informed by the 'Building for a Healthy Life 12' design assessment tool. For proposals to seek the knowledge and opinions of the local community by ensuring a 'Building for a Healthy Life' assessment is included within the Design and</p>	<p><u>Refusals</u> No major planning applications were refused within the monitoring year.</p> <p><u>Building for a Healthy Life assessments</u> The council uses Building for a Healthy Life which is a scoring system based on a number of criteria to monitor design quality. Building for a Healthy Life is most appropriately used to monitor larger schemes (of 10 or more). However, no schemes (or full phases) of 10 or more units were finished during the monitoring period.</p>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	Access Statement and describe how the knowledge and opinions of the local community have been sought.	Access Statement.	
Policy ESBG8: Support for Rural Businesses & Workspace	Proposals for the expansion or diversification of existing commercial, business and service uses will be supported if they regard other relevant policies and are of a scale and type suitable to their rural location. Opportunities to create local	To support proposals for the expansion or diversification of existing commercial, business and service uses will be supported if they regard other relevant policies and are of suitable scale and type for their rural location.	<p><u>Consents</u></p> <p>There was one planning application consent to support rural businesses and workspace within the monitoring year:</p> <ul style="list-style-type: none"> <li>• Bishops Green Farm, Ecchinswell Road, Bishops Green (23/03036/AGPD) for erection of a steel portal framed barn. The case officer's report finds the proposed development is considered necessary for the agricultural use of the overall site.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	employment and/or rural workspace will be permitted as long as they do not create vehicle-intensive development.	To permit the creation of local employment and/or rural workspace as long as they do not create vehicle-intensive development.	
Policy ESBG9: Support for Home Working	Where planning permission is required, home extensions or other building alterations to facilitate working from home will be supported provided they fall within the residential curtilage in either the settlement boundaries or	To support home extensions or other building alterations for the purpose of working from home provided applications fall within residential curtilage and meet other relevant policies. To support the co-location of 'Work Near Home	<p><u>Consents</u></p> <p>There were two planning applications consented to support home working within the monitoring year:</p> <ul style="list-style-type: none"> <li>Land Rear Of Bishop's Green Cottage, Ecchinswell Road, Bishops Green (23/01921/RES) for a reserved matters application for the erection of 4 dwellings including access, appearance, landscaping, layout and scale (pursuant to outline planning permission ref: 20/02693/OUT, which was consented prior to the making of the neighbourhood plan). The accommodation above the garages is shown to provide home working facilities and complies with Policy ESBG9. A condition is imposed to ensure the garages are occupied ancillary to the main dwelling.</li> <li>64 Beech Road, Bishops Green (23/02132/FUL) for garage conversion and change of use from domestic garage (Class C3) to a music studio for private tuition (Class E). The case officer's report notes that the proposal</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	surrounding countryside, and they meet other relevant policies. The co-location of 'Work Near Home Space' within a community facility will also be supported.	Space' within community facilities.	will allow music lessons to be taught up to two nights a week from 4-6:30pm, contributing to a home working opportunity.  There were no planning applications made for 'work near home spaces' within the parish in the monitoring year.
Policy ESBG10: Broadband & Mobile Communications	All new dwellings and business premises in the Parish should be enabled to ensure a superfast broadband connection can be installed on an open-access basis, designed to permit future repair,	To ensure superfast broadband connection can be installed in all new dwellings and businesses on an open-access basis, designed to permit future repair, replacement or upgrading.	<u>Consents</u> There were two planning applications consented for new dwellings in the monitoring period, neither of these referred with Policy ESBG10: <ul style="list-style-type: none"> <li>• Land Rear Of Bishop's Green Cottage, Ecchinswell Road, Bishops Green (23/01921/RES) for a reserved matters application for the erection of 4 dwellings including access, appearance, landscaping, layout and scale (pursuant to outline planning permission ref: 20/02693/OUT, which was consented prior to the making of the neighbourhood plan). The case officer's report does not refer to Policy ESBG10, however broadband connection was not part of the reserved matters to be approved.</li> <li>• Land At Ratts End House, Ecchinswell Road, Ecchinswell (22/02700/PIP) for permission in principle for a minimum and maximum of 1 dwelling within the residential curtilage of Ratts End House, Ecchinswell RG20 4TX (allowed on appeal). The appeal decision does not refer to Policy ESBG10</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	<p>replacement or upgrading. Where practicable, broadband connections use suitable ducting to enable one or more service providers to provide a fibre connection to individual properties. Proposals for new or improved phone infrastructure will be permitted, providing the proposals do not adversely affect the surrounding</p>	<p>To enable one or more service providers to provide a fibre connection to individual properties through suitable ducting. To permit new or improved phone infrastructure provided the proposals do not adversely affect the surrounding built or natural environment.</p>	<p>or broadband connection, however as this is for permission in principle, details of the application are to be approved at technical details consent stage.</p> <p>There were no planning applications for new business premises in the monitoring period.</p> <p><u>Refusals</u> There were no planning applications refused for non-compliance with Policy ESBG10 in the monitoring period.</p>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	built or natural environment.		
Policy ESBG11: Community Facilities	Proposals that harm or result in the loss of a local community facility defined in the policy will be resisted unless they can clearly demonstrate a set of specific criteria within the policy. Development of an existing community facility to provide extra facilities or services to local residents will be supported including specific plans within the policy.	To resist proposals which result in the harm to or loss of a local community facility defined in the policy, unless a specific set of criteria within the policy can be met.  To support the development of an existing community facility.	<u>Consents</u> There were no planning applications made on Community Facilities within the parish in the monitoring year.

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
<p>Policy ESG12: Green Infrastructure Network &amp; Nature Recovery</p>	<p>A parish-wide Green Infrastructure Network is identified within the NP. Development proposals that lie within or adjoining the Green Infrastructure Network must demonstrate how they will maintain or improve the functionality of the network in the design of their layouts and landscaping schemes. Development which leads to an extension of the</p>	<p>To ensure developments within or adjacent to the Green Infrastructure Network demonstrate how they will maintain or improve it through the design of their layouts and landscaping schemes. To permit developments which lead to an extension of the Green Infrastructure Network provided they meet other relevant policies.</p>	<p><u>Consents</u>  There were two planning applications for five new dwellings consented during the monitoring year:</p> <ul style="list-style-type: none"> <li>Land Rear Of Bishop's Green Cottage, Ecchinswell Road, Bishops Green (23/01921/RES, which was consented prior to the making of the neighbourhood plan) for reserved matters application for the erection of 4 dwellings including access, appearance, landscaping, layout and scale (pursuant to outline planning permission ref: 20/02693/OUT). The case officer report notes that the outline planning application was consented before the making of the neighbourhood plan. The decision notice includes conditions that the development shall be carried out in accordance with the Wildlife Protection and Mitigation Plan; Reptile Protection, Mitigation and Monitoring Plan; Ecological Assessment; and Landscape and Environmental Management Plan.</li> <li>Land At Ratts End House, Ecchinswell Road, Ecchinswell (22/02700/PIP) for permission in principle for a minimum and maximum of 1 dwelling within the residential curtilage of Ratts End House, Ecchinswell RG20 4TX. This was refused prior to the monitoring period and subsequently allowed at appeal within the monitoring period. Biodiversity will be considered further at the technical details stage.</li> </ul> <p>There were two planning applications for new buildings/structures consents within the monitoring year:</p>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	<p>Green Infrastructure Network, including the delivery of additional Accessible Green Space, will be permitted provided they meet other relevant policies. The extent of any net gain in biodiversity for any development should be in accordance with national policy, taking into consideration borough council guidance.</p>	<p>To ensure net gain for biodiversity is in line with national policy and borough guidance.</p>	<ul style="list-style-type: none"> <li>• Bishops Green Farm, Ecchinswell Road, Bishops Green (23/03036/AGPD) for erection of a steel portal framed barn. The case officer's report states that there is potential for impacts to nearby trees and biodiversity, however, given the distance between the proposal and nearby trees, it is considered that any potential impacts would be minimal.</li> <li>• Sydmonton Court, Sydmonton Road, Burghclere (23/01430/HSE) for erection of a single storey pool pavilion following demolition of existing building. The case officer's report states that given the proposed pool house would replace an existing building on the same footprint it is considered that the proposed development would not have any adverse impact on biodiversity.</li> </ul> <p><u>Consents on the green infrastructure network</u></p> <p>One planning application was consented on priority habitat, a green corridor and adjacent to a public right of way during the monitoring year:</p> <ul style="list-style-type: none"> <li>• Land Rear Of Bishop's Green Cottage, Ecchinswell Road, Bishops Green (23/01921/RES) for reserved matters application for the erection of 4 dwellings including access, appearance, landscaping, layout and scale (pursuant to outline planning permission ref: 20/02693/OUT, which was consented prior to the making of the neighbourhood plan).</li> </ul> <p>There were five planning applications consented on biodiversity opportunity areas during the monitoring year:</p>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
			<ul style="list-style-type: none"> <li>• Land Rear Of Bishop's Green Cottage, Ecchinswell Road, Bishops Green (23/01921/RES) for a reserved matters application for the erection of 4 dwellings including access, appearance, landscaping, layout and scale (pursuant to outline planning permission ref: 20/02693/OUT, which was consented prior to the making of the neighbourhood plan).</li> <li>• Bishops Green Farm, Ecchinswell Road, Bishops Green (23/03036/AGPD) for erection of a steel portal framed barn.</li> <li>• 64 Beech Road, Bishops Green (23/02132/FUL) for garage conversion and change of use from domestic garage (Class C3) to a music studio for private tuition (Class E). The proposal does not include any external changes to the garage, other than a new roller door and side door, therefore there would not be a biodiversity impact.</li> <li>• Dores Hill, North Sydmonton (23/02898/FUL) for installation of 27no. ground mounted PV solar panels (together with battery storage and battery inverter charger in enclosure and underground cabling). The case officer's report notes that the proposal does not involve removal of trees or hedgerows.</li> <li>• Rosemead, Ecchinswell Road, Bishops Green (22/03174/HSE) for a two-storey side extension following the removal of existing side extensions in addition to external alterations (amended). There is not considered to be a biodiversity impact.</li> </ul> <p>There were no planning applications consented on Sites of Importance for Nature Conservation (SINCs) during the monitoring year.</p>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
Policy ESBG13: Landscapes & Key Views	Proposals should conserve and enhance the landscape of the parish and take account of the landscape management guidelines in the Basingstoke and Deane Landscape Character Assessment (2021) for the Character Areas on the Policy Map. Developments that would have an unacceptable detrimental impact on the	To conserve and enhance the landscape of the parish. To ensure all proposals have regard to guidance in the Basingstoke and Deane Landscape, Biodiversity and Trees Supplementary Planning Document. To only permit proposals which can affect any of the 30 key views if they will not cause undue harm to the	<p><u>Consents</u></p> <p>There were two planning applications for five new dwellings consented during the monitoring year:</p> <ul style="list-style-type: none"> <li>Land Rear Of Bishop's Green Cottage, Ecchinswell Road, Bishops Green (23/01921/RES) for reserved matters application for the erection of 4 dwellings including access, appearance, landscaping, layout and scale (pursuant to outline planning permission ref: 20/02693/OUT, which was consented prior to the making of the neighbourhood plan). The case officer's report states that the proposed layout, appearance, scale, landscaping and access are considered acceptable.</li> <li>Land At Ratts End House, Ecchinswell Road, Ecchinswell (22/02700/PIP) for permission in principle for a minimum and maximum of 1 dwelling within the residential curtilage of Ratts End House, Ecchinswell RG20 4TX. This was refused prior to the monitoring period and subsequently allowed at appeal within the monitoring period. The appeal decision notes that conflict was identified with Policy ESBG13, however, the inspector finds that the proposal, subject to detailed design, would not have a harmful impact on the character of the area.</li> </ul> <p>There were two planning applications for new buildings/structures consented within the monitoring year:</p> <ul style="list-style-type: none"> <li>Bishops Green Farm, Ecchinswell Road, Bishops Green (23/03036/AGPD) for erection of a steel portal framed barn. The case officer's report notes</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	<p>character and visual amenity of these will not be supported. All proposals should have regard to guidance in the Basingstoke and Deane Landscape, Biodiversity and Trees Supplementary Planning Document. Proposals that affect any of the 30 key views identified in the NP will be permitted provided they will not cause undue</p>	<p>natural or historic landscape features that contribute to its value.</p>	<p>that the proposed agricultural building would not appear out of context within its setting, due to its modest scale in relation to the existing barns on site.</p> <ul style="list-style-type: none"> <li>Sydmonton Court, Sydmonton Road, Burghclere (23/01430/HSE) for erection of a single storey pool pavilion following demolition of existing building. The case officer's report states that proposed development is considered to preserve the visual amenity and character of the area and would not harm the AONB.</li> </ul> <p><u>Key views</u> <u>Consents</u></p> <p>There were no planning applications for new dwellings or buildings within or adjacent to important views during the monitoring period.</p> <p>One planning application that was refused during the previous monitoring year was allowed at appeal during the monitoring year and the appeal decision makes reference to Policy ESBG13:</p> <ul style="list-style-type: none"> <li>Land At Ratts End House, Ecchinswell Road, Ecchinswell (22/02700/PIP) for permission in principle for a minimum and maximum of 1 dwelling within the residential curtilage of Ratts End House, Ecchinswell RG20 4TX. The appeal was allowed as the size of the plot means the development could retain the simple linear pattern of development characteristic of the existing built form. The dwelling would appear as part of a small group of built forms and not adversely impact from PROW</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	harm to the natural or historic landscape features that contribute to its value.		vantage points and an identified Key View, and contained in the garden the development would not harmfully encroach into valued open land or harm the Heritage Asset. Thus, the proposal would meet Local Plan Policies SS6 and EM11; and Neighbourhood Plan Policies ESBG1 and ESBG6. Other conflicts with Neighbourhood Plan Policies ESBG2, ESBG5, ESBG7, and ESBG13 are noted but only given limited weight for Permission in Principle, and the proposal is considered acceptable overall.
Policy ESBG14: Local Green Spaces	Locations are designated as Local Green Spaces and shown on Policy Maps.	To identify and protect Local Green Spaces in the parish.	<u>Consents</u> There were no planning applications made on Local Green Spaces within the monitoring year.
Policy ESBG15: Dark Skies	All proposals should be designed to minimise light pollution, and development will be permitted where such schemes employ energy-efficient	To minimise light pollution and permit development where schemes employ energy-efficient forms of lighting which reduce light scatter and follow	<u>Consents</u> There were two planning applications for new dwellings consented during the monitoring year. Neither of these complied with Policy ESBG15: <ul style="list-style-type: none"> <li>• Land Rear Of Bishop's Green Cottage, Ecchinswell Road, Bishops Green (23/01921/RES) for reserved matters application for the erection of 4 dwellings including access, appearance, landscaping, layout and scale (pursuant to outline planning permission ref: 20/02693/OUT, which was consented prior to the making of the neighbourhood plan). The case officer's report does not refer to Policy ESBG15 or dark skies, however this was not part of the reserved matters being submitted for approval.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	<p>forms of lighting that reduce light scatter and have regard to guidelines published by the Institute of Lighting Professionals. All proposals for development will be expected to demonstrate how they intend to prevent light pollution. Information must be submitted with applications and appropriate lighting schemes secured by planning permission.</p>	<p>guidance from the Institute of Lighting Professionals. To expect proposals to demonstrate how they intend to prevent light pollution, require applications to submit information, and secure planning permission for lighting schemes as required.</p>	<ul style="list-style-type: none"> <li>• Land At Ratts End House, Ecchinswell Road, Ecchinswell (22/02700/PIP) for permission in principle for a minimum and maximum of 1 dwelling within the residential curtilage of Ratts End House, Ecchinswell RG20 4TX. This was refused prior to the monitoring period and allowed at appeal within the monitoring period. The appeal decision does not refer to Policy ESG15 or dark skies, however as this is for permission in principle, details regarding lighting will be decided at technical details consent stage.</li> </ul> <p>There were two planning applications for new buildings/structures consented within the monitoring year. Neither of these referred to Policy ESG15:</p> <ul style="list-style-type: none"> <li>• Bishops Green Farm, Ecchinswell Road, Bishops Green (23/03036/AGPD) for erection of a steel portal framed barn. The case officer's report does not refer to Policy ESG15 or dark skies. As this is not considered under an AGPD application.</li> <li>• Sydmonton Court, Sydmonton Road, Burghclere (23/01430/HSE) for erection of a single storey pool pavilion following demolition of existing building. The case officer's report does not refer to Policy ESG15 or dark skies but notes that the proposal does not include any external lighting and given the design of the building it is considered that any lighting on the building is unlikely to cause any wider harm.</li> </ul> <p><u>Refusals</u> No planning applications were refused within the monitoring year.</p>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
Policy ESBG16: Zero Carbon Buildings	All development is encouraged to be 'Zero Carbon Ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration of resource efficiency should be made at the outset and whether existing buildings can be re-used to capture their embodied carbon.	To encourage design to be 'Zero Carbon Ready' by design. To consider resource efficiency and whether buildings can be re-used to capture their embodied carbon from the outset. To encourage developers to design buildings to a Passivhaus or equivalent standard where it is feasible.	<p><u>Consents</u></p> <p>There were two planning applications for new dwellings consented during the monitoring year. Neither of these complied with Policy ESBG16:</p> <ul style="list-style-type: none"> <li>Land Rear Of Bishop's Green Cottage, Ecchinswell Road, Bishops Green (23/01921/RES) for reserved matters application for the erection of 4 dwellings including access, appearance, landscaping, layout and scale (pursuant to outline planning permission ref: 20/02693/OUT, which was consented prior to the making of the neighbourhood plan). The case officer's report does not refer to Policy ESBG16 or zero carbon buildings, however it notes that the proposals could be reasonably expected to demonstrate an inherent degree of sustainability through compliance with council supported energy efficiency and Building Regulations Standards.</li> <li>Land At Ratts End House, Ecchinswell Road, Ecchinswell (22/02700/PIP) for permission in principle for a minimum and maximum of 1 dwelling within the residential curtilage of Ratts End House, Ecchinswell RG20 4TX. This was refused prior to the monitoring period and allowed at appeal within the monitoring period. The appeal decision does not refer to Policy ESBG16, zero carbon buildings, or emissions and energy.</li> </ul> <p>There were two planning applications for new buildings/structures consented within the monitoring year. Neither of these referred to Policy ESBG16:</p> <ul style="list-style-type: none"> <li>Bishops Green Farm, Ecchinswell Road, Bishops Green (23/03036/AGPD) for erection of a steel portal framed barn. The case officer's report does</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	Where feasible, developers are encouraged to design buildings to a Passivhaus or equivalent standard.		<p>not refer to Policy ESG16, zero carbon buildings, or emissions. As this is not considered under an AGPD application.</p> <ul style="list-style-type: none"> <li>Sydmonton Court, Sydmonton Road, Burghclere (23/01430/HSE) for erection of a single storey pool pavilion following demolition of existing building. The case officer's report does not refer to Policy ESG16, zero carbon buildings, or emissions.</li> </ul> <p><u>Refusals</u> No planning applications were refused within the monitoring year.</p>
Policy ESG17: Encouraging Active & Sustainable Travel	The policy identifies a Sustainable Travel Network. All new residential development should seek to provide access to the local road network to mitigate potential adverse travel impacts.	To provide access from all new residential development to the local road network to mitigate potential adverse travel impacts. To ensure development which generates an increase in traffic for specific	<p><u>Consents</u> There were two planning applications for new dwellings consented during the monitoring year. Neither of these complied with Policy ESG17:</p> <ul style="list-style-type: none"> <li>Land Rear Of Bishop's Green Cottage, Ecchinswell Road, Bishops Green (23/01921/RES) for reserved matters application for the erection of 4 dwellings including access, appearance, landscaping, layout and scale (pursuant to outline planning permission ref: 20/02693/OUT, which was consented prior to the making of the neighbourhood plan). The case officer's report acknowledges that Bishops Green has very limited services and access to these would be heavily reliant on car use. The report concludes this proposal does not conflict with wider sustainable objectives overall as it takes into account the fact sustainable transport solutions will vary between urban and rural areas.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	<p>Development which generates an increase in traffic for specific roads outlined in the policy should review the 'slow the pace' locations and demonstrate there will be no further detriment to the community's safety concerns. Where there is significant adverse impact, a scheme of mitigation should be proposed. Where off-site measures are proposed, the</p>	<p>roads in the policy reviews the 'slow the pace' locations and can demonstrate no further detriment. To require proposals which show significant adverse impact in 'slow the pace' locations to create a mitigation scheme and utilise the Community Infrastructure Levy for off-site mitigation measures. To ensure proposals take full account of the</p>	<ul style="list-style-type: none"> <li>Land At Ratts End House, Ecchinswell Road, Ecchinswell (22/02700/PIP) for permission in principle for a minimum and maximum of 1 dwelling within the residential curtilage of Ratts End House, Ecchinswell RG20 4TX. This was refused prior to the monitoring period and allowed at appeal within the monitoring period. The appeal decision that while the NPPF states the opportunities to maximise sustainable transport solutions will vary between urban and rural areas, the future occupants of the dwelling would likely be dependent on the car.</li> </ul> <p>There were no planning applications consented which would generate an increase in traffic for specific roads in Policy ESBG17 within the monitoring year.</p> <p><u>Refusals</u> No planning applications were refused within the monitoring year.</p>

Policy	Description of the Policy	Target (as agreed with Ecchinswell, Sydmonton and Bishops Green Parish Council)	Performance during monitoring period 19 May 2023 - 31 March 2024
	<p>Community Infrastructure Levy will be the primary mechanism to secure contributions from development. Proposals should take full account of the needs of pedestrians and cyclists.</p> <p>The provision of on and off-road parking shall not be less than the expected standard in the Basingstoke and Deane Parking SPD.</p>	<p>needs of pedestrians and cyclists.</p> <p>To provide on and off-road parking in line with the guidance in the Basingstoke and Deane Parking SPD.</p>	

## Appendix 6: Latest conditions of the water bodies (WFD classification data (2022))

The following information is taken from <http://environment.data.gov.uk/catchment-planning/>

### Loddon catchment

Water Body	Ecology Classification 2015	Ecology Classification 2016	Ecology classification 2019	Ecology classification 2022	Chemical Classification 2015	Chemical Classification 2016	Chemical classification on 2019	Chemical classification on 2022
Lyde	Poor	Poor	Poor	Moderate	Good	Good	Fail	Does not require assessment
Whitewater	Poor	Poor	Poor	Poor	Good	Good	Fail	Does not require assessment
Loddon (Basings toke to River Lyde confluence to Hartley Wespall)	Poor	Moderate	Poor	Moderate	Good	Good	Fail	Does not require assessment
Loddon (Hartley Wespall to Sheffield)	Moderate	Moderate	Moderate	Good	Good	Good	Fail	Does not require assessment

Water Body	Ecology Classification 2015	Ecology Classification 2016	Ecology classification 2019	Ecology classification 2022	Chemical Classification 2015	Chemical Classification 2016	Chemical classification on 2019	Chemical classification on 2022
on Loddon								
Loddon (Sherfield on Loddon to Swallowfield)	Moderate	Moderate	Moderate	Moderate	Good	Good	Fail	Does not require assessment
Vyne Stream	Moderate	Moderate	Moderate	No update	Good	Good	Fail	Does not require assessment
Bow Brook (Pamber End to Bramley)	Poor	Poor	Poor	Poor	Good	Good	Fail	Does not require assessment
Bow Brook (Bramley to Sherfield Green)	Moderate	Moderate	Moderate	No update	Good	Good	Fail	Does not require assessment

### Test and Itchen catchment

Water Body	Ecology 2015	Ecology 2016	Ecology 2019	Ecology 2022	Chemical 2015	Chemical 2016	Chemical 2019	Chemical 2022
Test (Upper)	Good	Good	Good	Good	Good	Good	Fail	Does not require assessment
Bourne Rivulet	Moderate	Moderate	Moderate	Moderate	Good	Good	Fail	Does not require assessment
Candover Brook	Moderate	Moderate	Moderate	Moderate	Good	Good	Fail	Does not require assessment
Anton Upper	Good	Good	Good	Good	Good	Good	Fail	Does not require assessment
Test – Bourne Rivulet to conf Dever	Good	Good	Good	Good	Good	Good	Fail	Does not require assessment
Dever	Good	Good	Good	Good	Good	Good	Fail	Does not require assessment

### Wey catchment

Water Body	Ecology 2015	Ecology 2016	Ecology 2019	Ecology 2022	Chemical 2015	Chemical 2016	Chemical 2019	Chemical 2022
North Wey at Alton	Moderate	Moderate	Moderate	Moderate	Good	Good	Fail	Does not require assessment

### Kennet catchment

Water Body	Ecology 2015	Ecology 2016	Ecology 2019	Ecology 2022	Chemical 2015	Chemical 2016	Chemical 2019	Chemical 2022
Enborne (Source to downstream A34)	Moderate	Moderate	Good	Good	Good	Good	Fail	Does not require assessment
Enborne (downstream A34 to Burghclere Brook)	Moderate	Moderate	Moderate	Moderate	Good	Good	Fail	Does not require assessment
Penwood Stream	Moderate	Moderate	Moderate	No update	Good	Good	Fail	Does not require assessment
Earlstone Stream and Burghclere Brook (source to Enborne)	Poor	Poor	Poor	No update	Good	Good	Fail	Does not require assessment
Enborne (Burghclere Brook to Kingsclere Brook)	Moderate	Moderate	Moderate	No update	Good	Good	Fail	Does not require assessment
Ecchinswell Brook (source to Enborne)	Moderate	Moderate	Moderate	No update	Good	Good	Fail	Does not require assessment
Kingsclere Brook (source to Enborne)	Moderate	Moderate	Moderate	Moderate	Good	Good	Fail	Does not require assessment
Lower Enborne	Moderate	Moderate	Moderate	Moderate	Good	Good	Fail	Does not require assessment

Baughurst Brook	Moderate	Moderate	Moderate	No update	Good	Good	Fail	Does not require assessment
Silchester Brook	Poor	Moderate	Moderate	Moderate	Good	Good	Fail	Does not require assessment
West End Brook (tributary of Foudry Brook)	Bad (Biological quality elements – fish)	Bad (Biological quality elements fish)	Poor	No update	Good	Good	Fail	Does not require assessment
Foudry Brook (West End Brook to M4)	Poor	Poor	Poor	Poor	Good	Good	Fail	Does not require assessment

**Groundwater bodies (no update on classification 2022)**

Body	Quantitative 2015	Quantitative 2016	Quantitative 2019	Chemical 2015	Chemical 2016	Chemical 2019
River Test Chalk	Good	Good	Good	Poor	Poor	Poor
Berkshire Downs Chalk	Poor	Poor	Poor	Poor	Poor	Poor
Aldermaston Bagshot beds	Good	Good	Good	Good	Good	Good
Basingstoke Chalk	Poor	Poor	Poor	Poor	Poor	Poor
River Itchen Chalk	Poor	Poor	Poor	Poor	Poor	Poor

\* Where the target date to achieve target status is 2027, confidence in achieving the target status by that date depends, in part, on having confidence that the necessary actions will be in place before then. Where this confidence is low, the target date is expressed as 'by 2027 (low confidence)'. Some chemicals can remain in the water environment for decades after actions to reduce or eliminate emissions are in place. The target date for achieving good status for some of these chemicals, where required actions are already in place, reflects this extended recovery time.