

Cttee: 25 March
2015

Item No. 1

Application no: 14/02936/FUL

[For Details and Plans Click Here](#)

Site Address	Land At Bells Field St Mary Bourne Hampshire
Proposal	Erection of 11 no. dwellings (affordable housing) with access, parking and associated landscaping

Registered:	1 October 2014	Expiry Date:	23 February 2015
Type of Application:	Full Planning Application	Case Officer:	Brian Conlon 01256 845244
Applicant:	Hyde Housing Association Limited	Agent:	Mr Aaron Smith
Ward:	Burghclere, Highclere And St Mary Bourne	Ward Member(s):	Cllr John Izett Cllr Graham Falconer
Parish:	ST MARY BOURNE CP	OS Grid Reference:	442012 150458

Recommendation:	The applicant be invited to enter into a legal agreement (in accordance with the Community Infrastructure Levy Regulations 2002 and Policies Saved Policies C1, C2 and C9 of the Basingstoke and Deane Borough Local Plan 1996-2011) between the applicant and the Borough Council to secure: • Basingstoke Environment Strategy for Transport (BEST) • Community facilities • Landscape Management Plan • Open Space • Playing Fields • Play Areas/Recreation Should the requirements set out above not be satisfactorily secured, then the Planning and Development Manager be delegated to REFUSE permission for appropriate reasons. On completion of the legal agreement(s) the Planning and Development Manager be delegated to grant planning permission subject to the following conditions listed at the end of the report:
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Reasons for Approval

1. The proposed development would provide affordable rental housing to meet an identified local need within the Parish of St Mary Bourne. As such the proposal would comply with the National Planning Policy Framework (March 2012); Saved Policy C2 and D8 of the Adopted Basingstoke and Deane Borough Local Plan 1996-2011, the Council's Affordable Housing Supplementary Planning Document.
2. The adverse impacts of the proposal on the Conservation Area, when considered in their totality, are not considered to significantly and demonstrably outweigh the economic, social and environmental benefits of affordable rental housing when assessed against the policies of the National Planning Policy Framework as a whole.

3. The proposed development would not have a significant impact on the landscape character and scenic quality of the AONB and the proposal would successfully mitigate the limited impact whilst delivering affordable housing development. The proposal therefore complies with the National Planning Policy Framework (March 2012) and Saved Policy E6 of the Adopted Basingstoke and Deane Borough Local Plan 1996-2011.
4. The proposed development would provide safe access and adequate parking provision in accordance with highway requirements, and as such would accord with the National Planning Policy Framework (March 2012) and with Saved Policies E1 and A2 of the Adopted Basingstoke and Deane Borough Local Plan 1996-2011 and the Council's Residential Parking Standards SPD
5. The proposed development would provide safe access and adequate parking provision in accordance with highway requirements, and as such would accord with the National Planning Policy Framework (March 2012) and with Saved Policies E1 and A2 of the Adopted Basingstoke and Deane Borough Local Plan 1996-2011 and the Council's Residential Parking Standards SPD
6. The proposal would not result in any significant harm to the amenities of residents in the vicinity that would be in excess to that which could reasonably be expected in association with a housing development in an edge of settlement location. The proposal accords with Saved Policies E1 of the Adopted Basingstoke and Deane Borough Local Plan 1996-2011 in this respect.
7. Adequate drainage (foul and surface water) can be provided for the development and can be adequately controlled through other legislation and through planning condition, so as to ensure that there would be no risk to property or the environment. The proposal accords with Saved Policy A7 of the Adopted Basingstoke and Deane Borough Local Plan 1996-2011 in this respect.
8. Subject to a section 106 agreement having been entered into the development would provide adequate infrastructure to mitigate the impact of the development in relation to Basingstoke Environment Strategy for Transport (BEST), community facilities, affordable housing, a landscape management plan, open space and playing fields. The development therefore complies with the National Planning Policy Framework (March 2012); Saved Policies C1, C2 and C9 of the Adopted Basingstoke and Deane Borough Local Plan 1996 - 2011; the Community Infrastructure Levy Regulations 2010; the Council's adopted Supplementary Planning Document on Affordable Housing; Hampshire County Council's adopted Transport Contributions Policy (September 2007); Hampshire County Council's Developers' Contribution towards Children's Services Facilities and the Council's Interim Planning Guidance on S106 Planning Obligations and Community Infrastructure (July 2005, updated April 2013) and the Council's Adopted Green Space Standards (adopted July 2013).

General comments

This application has been brought to the Development Control Committee at the request of Cllrs Falconer and Izzet and in line with the Council's scheme of delegation, given the number of objections received and the officer's recommendation.

Planning Policy

The application site is located within the open countryside and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). This site is also adjacent to the Settlement Policy Boundary for St Mary's Bourne, and is located within the village Conservation Area. Therefore relevant countryside and heritage policies apply.

National Planning Policy Framework (NPPF) (March 2012)

Achieving Sustainable Development
Section 1 (Building a strong, competitive economy)
Section 4 (Promoting sustainable transport)
Section 6 (Delivering a wide choice of high quality homes)
Section 7 (Requiring good design)
Section 8 (Promoting healthy communities)
Section 10 (Meeting the challenge of climate change, flooding and coastal change)
Section 11 (Conserving and enhancing the natural environment)
Section 12 (Conserving and enhancing the historic environment)
Decision Taking

Adopted Local Plan 1996 - 2011 (Saved Policies)

For the purposes of decision-taking, Paragraph 211 of the NPPF is clear that the policies within the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework, whilst Paragraph 212 is clear that the policies within the NPPF are material considerations which Local Planning Authorities should take into account from the day of publication (27 March 2012).

Given that the Saved Policies of the Adopted Basingstoke and Deane Borough Local Plan 1996-2011 were not adopted in accordance with the Planning and Compulsory Purchase Act 2004 (but were adopted under the transitional arrangements), Paragraph 215 of the NPPF is considered to apply to the current Local Plan. This states:

“due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the framework, the greater the weight may be given to them”.

This means that full weight cannot be given to the Saved Policies of the current Local Plan and therefore, in determining applications, consideration needs to be given to the degree of consistency a saved policy has with regard to the NPPF. The following, Saved Policies of the Local Plan, which are relevant in this instance, were found by the Council (June 2012) to have a limited degree of conflict with the NPPF:

Policy D5 (Residential and other Development within Settlements)
Policy D6 (New Residential Accommodation in the Countryside)
Policy E1 (Development Control)
Policy E2 (Buildings of Historical or Architectural Interest)
Policy E3 (Conservation Areas)
Policy E6 (Landscape Character)
Policy E7 (Nature/Biodiversity Conservation)
Policy C1 (Section 106 Agreements)
Policy C2 (Affordable Housing)
Policy C3 (Housing Mix)
Policy A1 (Car Parking)
Policy A2 (Encouraging Walking, Cycling and the Use of Public Transport)
Policy A7 (Water and Sewerage Infrastructure)

Emerging Local Plan

The Council submitted the Local Plan to the Planning Inspectorate for examination on 9 October 2014. At the time of writing, the plan is ‘at examination’. A number of revisions are currently being made following an Exploratory Meeting which was held in December 2014 to discuss the Inspector’s initial concern, particularly relating to housing strategy issues. Further consultation on these changes is due to be held in May/June 2015. The Examination hearings are programmed to take place in Autumn 2015 with anticipated adoption in Spring 2016.

Paragraph 216 of the NPPF provides guidance on the weight that can be given to relevant policies in emerging plans. This states that:

“From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”

The Submission Local Plan policies can be afforded limited weight at this time, as it has yet to be formally examined or adopted.

Neighbourhood Planning

The Council actively supports the principle of Neighbourhood Planning and this is a central strand of the borough’s approach to future development in villages. This is reflected in the borough’s emerging Local Plan which sets the strategic framework for neighbourhood planning.

The Revised Pre-submission Local Plan contains a draft Policy SS5: Neighbourhood Planning which indicates that 150 homes will need to be identified through neighbourhood plans/neighbourhood development orders, or other suitable means, in areas outside of 5 settlements listed above. This does not mean that there are sites in St Mary’s Bourne that are identified for allocation within the emerging Local Plan, however the Council will support the relevant Parish/Town Councils and other representatives from local communities to identify the most appropriate means of meeting this requirement.

A number of unresolved objections have been received to Draft Policy SS5 in the pre-submission Local Plan and revised pre-submission Local Plan both in principle and also, more specifically, to the level of development proposed. A number of unresolved objections to the draft plan’s overall housing strategy (Policy SS1: Scale and Distribution of New Housing) have also been received again seeking revisions upwards and downwards.

St Mary Bourne has an approved designated neighbourhood area for the purposes of neighbourhood planning, and is in the process of preparing a Neighbourhood Plan. In January, a Draft Neighbourhood Plan was presented in outline at a Parish Council meeting for comments. The Parish will consider the Plan at a special full Council meeting in March. At this stage the Neighbourhood Plan is in Draft form and considered to be at a very early stage.

Supplementary Planning Documents and Guidance (SPD’s and SPG’s) and interim planning guidance

St Mary Bourne and Stoke Conservation Area Appraisal SPD

St Mary Bourne Village Design Statement

Design and Sustainability SPD

Appendix 4 Design and Sustainability SPD 'Conservation Areas'

Appendix 5 Design and Sustainability SPD 'Construction Statements'

Appendix 6 Design and Sustainability SPD 'Storage and Collection of Waste and Recycling'

Appendix 7 Design and Sustainability SPD 'Places to Live'

Appendix 14 Design and Sustainability SPD 'Countryside Design Summary'

Appendix 16 Design and Sustainability SPD 'Residential Amenity Design Guidance'

Residential Parking Standards SPD

Affordable Housing SPD

Housing Mix and Lifetime Mobility Standards SPD

Landscape Character Assessment SPG

Landscape and Biodiversity SPD

S106 Planning Obligations and Community Infrastructure Interim Planning Guidance

Other material documents

National Planning Practice Guidance (Nov 2014)
Basingstoke Environment Strategy for Transport (BEST)
The Community Infrastructure Levy (CIL) Regulations 2010
Code for Sustainable Homes
Hampshire Highways Transport Contributions Policy 2007
Hampshire County Council's Developers' Contribution towards Children's Services Facilities
Strategic Housing Land Availability Assessment
Department for Transport Manual for Streets
Department for Transport Manual for Streets 2
English Heritage - Conservation Principles: Policies and Guidance
English Heritage Guidance 'The Setting of Heritage Assets'
Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Description of Site

St Mary Bourne is one of a group of villages which along with Swampton and Stoke, lie along the Bourne river valley and B3048 road. The village is located within the valley of the Bourne Rivulet, a tributary of the River Test and is 5 miles north east of the town of Andover, 2.5 miles northwest of the village of Whitchurch.

The application site refers to a rectangular parcel of land 0.41 hectares in size, which comprises of an open field (Bells Field) at the western edge of the village. The site is located within the Conservation Area of St Mary Bourne and lies on the edge of the defined Settlement Policy Boundary.

The site fronts onto Finkley Road to the northwest and is bounded by residential development to the northeast and northwest, whilst to the south lies agricultural land and to the southwest lies the village centre which includes the bowls green, recreation areas, village hall and shop.

The site comprises an area of rough (unmanaged) grassland over a roughly level site. The land does slope gently from the highway on the north western boundary towards the south east. The land has been used for grazing and is therefore considered to be agricultural land.

The Bourn Rivulet is located approximately 170m northeast of the site, adjacent to the B3084 which runs through the village. This watercourse is designated as a Main River. The site is located within classified Flood Zones 1 and Flood Zone 2 according to the Environment Agency flood maps.

Proposal

The application seeks full planning permission for the erection of 11 no. dwellings with access, parking and associated landscaping. This scheme would consist entirely of affordable housing (affordable rent) in response to an unmet need for affordable housing within the St Mary Bourne Parish.

Vehicular access to the site is proposed via Finkley Road to the north eastern boundary. Pedestrian access would be available from the public footpath on Finkley Road that runs along the northern boundary to the village centre via the bowls green.

The original proposal initially involved a small private driveway serving plots 1, 2 and 11 in the northern portion of the site, whilst a longer driveway would sweep along the southern boundary and serve the remaining plots, with access and parking to the centre of the site. The proposed houses were arranged in varying and irregular layouts with private amenity space confined to the area enclosed by housing to all sides and parking to the perimeter.

Three dropped kerbs were proposed to the Finkley Road frontage to provide vehicular access into the site

Amended Plans (Received 13th January 2015)

Amended plans were received revising the design and layout of the development and have been subject to further consultation and public notification processes. The revised layout is now divided into two distinct groups of buildings.

Firstly, Plots 1-6 fronting onto and now parallel to Finkley Road. These units are positioned a distance of 9 metres from the carriageway edge. The frontage contains a small terrace, a pair of semi-detached dwellings and a detached unit. Plot 3 turns the corner to face onto and overlook the main site access.

Plots 7-11 are positioned to the rear of the site and are designed around a loose courtyard and parking spaces. Plots 10 and 11 are amended to now be 1 bedroom bungalows in replace of 1 bedroom flats.

Revising the proposal to service the site using a single point of vehicular access and create a more defined frontage onto Finkley Road is in response to observation and feedback made by Council Design and Conservation Officers.

The revised layout has also increased the separation distance between buildings, seen a reduction in hard standing, and brought about the creation of larger and more conventional shaped gardens.

Consultations

Cllr Falconer: In view of the number of objections and in view of the potentially contentious issues including flooding, affordable housing policy and the context of the development we (Cllr Falconer and Cllr Izzet) want the decision to be referred to the Development Control Committee.

Cllr Izzet: No separate comments.

Parish Council: Original submission: "No Objection. The Parish Council has concerns about the inclusion of shared ownership (3 out of the 11 dwellings) and would have preferred all rental. The Parish Council has concerns about connecting to main sewers and looks to a solution within the site or on land adjacent to the site from the former landowner."

Since the meeting the PC has been advised that all the homes are now to be rental and that Hyde Housing has submitted an amendment to the application.

Amended plans: No comments received regarding the amended plans.

Planning Policy Team: There is no objection to the principle of the proposed development of the site as a rural exceptions housing site. The additional information provided by the applicant (affordable housing statement), indicates that there is a genuine local need for the proposal, along with the benefits of providing additional housing in accordance with the principles of the NPPF.

Conservation Officer: Original submission: Objection, reduction in house numbers and revisions to the layout recommended.

Amended plans: Objection. The proposals would fail to preserve the character and appearance of St. Mary Bourne Conservation Area.

Landscape Officer: Original submission: No objections subject to conditions.

Amended plans: Objection, unacceptable and significant adverse impact on the character and visual amenity of the North Wessex Downs AONB.

Tree Officer: Original submission: No objections subject to conditions

Amended plans: No objections subject to conditions.

Biodiversity Officer: Original submission: No objections subject to conditions.

Amended plans: No objections subject to conditions

Urban Design Officer: Original submission: Objection on the grounds that the proposal fails to respect the established pattern and character of the surrounding area, that a streetscene of poor quality is being proposed and there is harm to residential amenity.

Amended plans: No objection subject to major amendments on the grounds that the proposal does not respond satisfactorily to the local context in terms of the building pattern, it does not reinforce attractive qualities of local distinctiveness, it gives rise to a poor streetscene and poor levels of residential amenity, and fails to minimise opportunities for crime.

BDBC Highways Officer: Original submission: Objection based on insufficient information and inadequate waste collection provision.

Amended plans: No objections subject to conditions - The current versions of the drawings need further refinement to address shortcomings in the design; including those identified by the supplied tracking diagrams; however there is scope within the site and highway boundaries to achieve improvements. No objection is raised on highway grounds subject to the receipt of amended drawings that address points raised and that development would be carried out in accordance with conditions; and subject to any relevant comments forthcoming from the Joint Waste Client Team.

Affordable Housing Officer: Original submission: No objections

“As a proposal that will provide 11 affordable homes for the benefit of the local community in perpetuity, this proposal is firmly welcomed by the Housing Department of the Borough Council.

Up to date evidence confirms that at least 20 households with a local connection to St Mary Bourne are currently listed on the Borough Council’s Housing Register; and past experience suggests that should the development proceed to construction, many more hidden households will come forward and express interest.

In recent years with dramatic reductions in funding for affordable housing and increased housing pressures in more urban areas, fewer and fewer rural exception schemes have been possible. Therefore after so many years of concerted effort, it is extremely pleasing to see an opportunity for St Mary Bourne reach this stage, with a realistic prospect of reaching completion in less than 2 years”.

Environmental Health Officer: Original submission: No objections subject to conditions

Local Land Drainage Authority: Original submission: No comments

Amended Plans: Observations made neither for nor against the proposal. Summarised as follows:

“The development would create a new access over a roadside watercourse, which would need to be adequately piped to the Highway Authority’s specification.

The submitted FRA acknowledges that the surface water run-off from the site would need to be managed in line with sustainable drainage principles. It talks about soakaways; however, I do question how successful these will be in an area which has a naturally high ground water level. I assume by sustainable drainage principles the applicant is referring to the need to attenuate surface water run-off on site; however, I have seen no details confirming what this might comprise or how it would be managed going forward. Thus, if minded to approve this application, a condition would need to be applied which seeks approval to the foul and surface water drainage proposals before any development commenced.

I would also wish to see a further explanation/correlation of the proposed finished slab levels in relation to the flood events of winter 2000/01 and February 2014. Again, if minded to approve the application, this would also need to be conditioned in some way."

HCC Highways: Original submission: No comments (District Council Highways Engineers to comment given development size).

HCC Minerals: Original submission: No objections - The proposed development is unlikely to have significant impact on sand and gravel resources present within the application site boundary, this is due to the scale of the development and the negligible amount of resource that could potentially be sterilised.

HCC Local Lead Flood Authority: Original submission: No formal response received

Amended plans: No formal response received

Environment Agency: Original submission: Flood Risk Standing Advice (FRSA) based on the size and vulnerability of the proposed development. FRSA requires the Sequential test be undertaken and a compliant FRA be submitted with any application.

Amended plans: No further comments to make to those in our letters dated 9 October 2014 and 4 December 2014.

Southern Water: Original submission: No objections subject to standard conditions and informatives

Southern Gas Networks: Original submission: Records show that SGN have no gas mains in the area of this development enquiry.

North Wessex Downs AONB Unit: Original submission: Observations made neither for nor against the proposal however conditions recommended.

Joint Waste Client Team: Original submission: Objections based on layout and bin collection points.

Amended plans: No comments to amended layout received as of 6 March 2015

Crime Prevention Design Advisor: Original submission: No response received

Scottish and Southern Energy: Original submission: No objections

South East Water: Original submission: No response received

Public Observations

Eighty five letters of objection to the application as originally submitted and a further twenty further letters of objection received following amendments, summarised as follows:

Principle of Development

- Site is outside of the Settlement Policy Boundary (SPB)
- Site is not designated for housing in the village plan
- Application will set a precedent for further development in the village, anticipate further development on the site
- The development would prejudice the forthcoming Neighbourhood Plan
- The development is on agricultural land not normally considered for development
- Lack of majority support within the community
- Site is within the Village Conservation Area
- Will result in the loss of agricultural land and affect food production

- There are alternative more suitable/sustainable sites for development which have not been considered by the Parish Council
- Harm the special rural character of the village of St Mary Bourne
- Affect a well used public footpath and increase the risk of crime
- Good local alternatives which are brownfield sites in the locality
- Other preferable sites for affordable housing that are within the village settlement boundary, at far lower risk of flooding and close enough to the village hub.
- The proposed plans are contrary to the draft Neighbourhood Plan which favours both smaller groups of houses and brownfield over greenfield sites
- Any rural exception site can only be considered with the majority support of the village.
- Amended plans do not address the fundamental issues surrounding the unsuitability of this site particularly as there are other sites more suitable and have been supported as a result of an extensive and village wide consultation process.
- The development pays no consideration to the Village Design Statement, or to the Parish Plan which were produced with considerable effort and in a democratically robust way to protect the area we all live in.
- It is clear this proposed site has a lack of majority support within the community.
- Amended plans do not go any way towards meeting previous objections
- There remain too many houses/bungalows on the site
- Developer has chosen to ignore the Council's Conservation and Urban Design Teams

Affordable Housing

- There is not an identified clear local need for the housing
- Alternative location should be considered for affordable housing away from the village
- Development at Hurstbourne Priors is more appropriate for affordable housing
- There are no visibly urgent cases requiring affordable housing in this village
- Whether affordable housing is truly 'affordable' is also disputable
- St Mary Bourne already has an above average social housing stock.

Impact on the Natural Environment

- Adverse effect on the ecology of the Bourne Rivulet
- Proposal will not conserve or enhance biodiversity through the loss of a field.
- Effect on habitat and the rural village feel could be damaging. Site is a habitat for many species, including protected species and there are other protected species in the area that could forage there.
- Site is an important amenity of the village. Development will destroy/result in the loss of this environment.

Impact of proposal on Character and Appearance of the Area

- Impact on the visual qualities and special characteristics of the AONB.
- Represents a mini housing estate on sweeping rural views
- Amended layout still does not reflect the linear line of the village
- It is sandwiched between two public footpaths, one of which is the famous 44 mile Test Way which runs from Inkpen to Eling and is enjoyed by walkers from far and wide
- It borders the Recreation Ground/Cricket pitch and the Village Bowling green ie it is the recreational heart of the village
- Building a low cost cluster of houses in a field at the centre of the village will blight the landscape
- Inappropriate for the linear development of the village
- Cannot see how this amended proposal takes any heed of the comments from your Conservation Team that the number of properties seems excessive for the size of the site.
- Dramatically alters and possibly destroy the historic settlement pattern and valued characteristics of our beautiful village forever
- Density proposed is inconsistent with such a rural area

Highway Matters

- The development would result in increased traffic and pressure on existing road infrastructure
- Layout with three accesses onto Finkley Road is hazardous
- Insufficient parking proposed resulting in on street parking to Finkley Road
- To add an access for another 23 cars onto Finkley Road, a narrow single carriageway, is dangerous so close to the junction with the B3048
- 2,500 homes (Augusta Park) are being built roughly four miles away at the other end of Finkley Road. There is no doubt that traffic has increased as more of these houses are occupied
- Amended plans do not solve visibility and the consequent safety issues at the T-junction which remain as before
- Parking remains inadequate based on the amended layout.

Residential Amenity

- Development would result in loss of privacy to garden to the north
- Overlooking to the west across Finkley Road
- Overlooking to Diplands Lodge due to raised levels and resultant height of houses
- The amended drawings fail to show Diplands Lodge with its extension.
- Amended plans would now result in more direct overlooking towards Fieldside House

Impact on Infrastructure

- Inadequate Sewerage Infrastructure. System already at capacity. Recent foul water and groundwater flooding of 2013 highlighted this
- The local drainage system is already overburdened and mains sewers completely inadequate

Flooding and drainage

- Existing village foul drainage system cannot cope. Concerned excess water could flood properties on lower ground
- Fear that development would mean more land covered in hard standing.
- The development would result in further foul water flooding
- The development would be at risk from flooding from the Bourne Rivulet and is inappropriately located
- Traditionally high groundwater levels
- Building over an acre at the bottom of the Bourne Hill would affect how surface water behaves
- All flood risk information predates the flooding experienced in the spring of 2014
- Fear it will cause water to displace into neighbouring gardens as well as the village bowling green, having nowhere else to go
- St Mary Bourne is currently suffering from an inadequate, failing sewage system exacerbated by rising groundwater. To connect yet more homes to this overburdened system seems both impractical and insensitive.
- Do not find it acceptable that the Environment Agency has agreed to downgrade this area when there have been such severe problems in recent years with flooding and drainage.
- Half the road closed by the village pumping station due to the sewers already flooding with southern water apparently undertaking works although no activity other than a bund of sandbags to contain the developing effluent lake.

Twelve letters of support to the application as originally submitted and a further twelve letters of support received following amendments. Summarised as follows:

- Village is desperately in need of such affordable housing for many years and would allow a vibrant and diverse community to exist into the future

- Vital to prevent future residents, children of existing residents, from being priced out, as so many have
- Much needed development in St Mary Bourne for youngsters and families who cannot afford to buy or pay the very high rental prices in the village
- Once completed, with hedging and tree planting maturing, they will blend into their surroundings
- Bell's Field has not been known to flood for the 90 years that family members have resided in the village and definitely did not flood last winter when elsewhere was waterlogged
- The Test Way footpath will not be affected by the development, no more than it is when passing a large house, or other houses through the village.
- Had the planning application been for another of the mansions that are going up at an alarming rate in St Mary Bourne, would there have been any objections
- It would be a massive shame if the village was dominated by just the wealthy and old
- The development is local to all the village amenities. The sites proximity to the surgery, recreation area, shop, pub and other amenities will certainly suit young, elderly or disabled residents given the above and benefits from good access.
- Having used the Bells Field for the last few years for horses we can confirm that in that timeframe the field has not flooded, unlike a large chunk of the village.
- Housing on this flat site in the centre of the village will be ideal for young families and residents with disabilities and is close to village amenities
- Bell's Field site is ideal as it will offer accommodation in the centre of the village with 'off road' access to the Village Shop, the Village Centre, the children's play area, the games area and the recreation ground
- There is an established need for affordable, rented housing, to allow local young people to remain in the village and to maintain a mixed and diverse community.
- Those who have had links with St Mary Bourne for many years and have had generations of family living here realise the importance of maintaining a mix of housings so that St Mary Bourne does not become a dormitory village.
- The village school, doctors surgery and other facilities will easily absorb those who move in to the new affordable houses
- There has been a fair and transparent process over a period of years in deciding on a site for the affordable housing development which culminated in a democratic vote by the council on Bells Field as the preferred
- St Mary Bourne is a fabulous village and a real community but it does need to be able to attract some youngsters
- In respect of the process there has been wide consultation on the possible sites over a significant period of time in line with best practice guidelines. The elected members of the Parish Council have the democratic mandate of the village and have found in favour of what is clearly the most appropriate site
- Parish councillors are elected by the parishioners and therefore have a democratic mandate

Relevant Planning History

No relevant planning history

Assessment

The main sections for assessment of this particular application are considered to be:

- Principle of Development
 - Affordable housing and rural exceptions
 - Neighbourhood Plan
 - Housing mix
 - Loss of agricultural land
 - Summary
- Character and appearance
 - Character and layout

- Design and appearance
 - Landscape character
- Historic Environment
- Residential Amenity
- Trees
- Ecology
- Highways
- Flood Risk and Drainage
 - Surface water
 - Fluvial flooding from rivers
 - Groundwater
 - Foul water
- Community Infrastructure Obligations
- Other Matters
 - Non material third party objections
 - Community involvement
- Conclusion

Principle of development

Affordable Housing and rural exceptions

The principle of a 'rural exception site' is well established as a mechanism for meeting the housing needs of local people who cannot afford to rent or buy properties in rural settlements. Accordingly Saved Policy D8 of the BDBLP seeks to provide the means whereby housing for local people can be provided where open market housing would not normally be allowed.

In accordance with Policy D8, rural exception sites will only be released in order to meet an identified local need for affordable housing. This need must relate directly to a village, parish or group of parishes and is likely to include:

- People already resident in an area who are seeking separate or more suitable accommodation; or
- People who used to live in the local area and wish to return for reasons of employment or family connections; or
- People who are employed in the area but live elsewhere.

Since 2009, Rural Housing Enablers from Hampshire Alliance for Rural Affordable Housing (HARAH) supported by Basingstoke and Deane borough Council Housing Officers have been working with St Mary Bourne Parish Council and the local community to identify and bring forward a scheme that will provide much needed affordable housing for those with a local connection to the Parish.

In the most recent analysis of applicants listed on the Borough Council's Housing Register with an identified Local Connection to St Mary Bourne, the following housing need information has been extracted:

St Mary Bourne: Registered Applicants on the Basingstoke and Deane Borough Council Housing Register (12th January 2015)

	General Needs	Transfers	Totals
One bedroom	7	1	8
Two Bedroom	7	1	8
Three Bedroom	2	0	2
Four Bedroom	1	0	1
Sheltered	1	0	1

Totals	18	2	20
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Therefore taking this previously identified housing need evidence into consideration, the proposed mix of affordable housing (2 x 1 bedroom, 6 x 2 bedroom and 3 x 3 bedroom) is deemed to be acceptable.

The Housing officer has advised that past experience suggests that should the development proceed to construction, many more hidden households will come forward and express interest. Therefore the above totals are often a conservative indication of actual demand.

It should be noted that at all stages of the HARAH process, public consultation has been coordinated through the Parish Council who have been instrumental in shaping the proposed scheme; most recently endorsing the shift from a mixed tenure affordable housing scheme to one solely providing homes for rent - an outcome that is justified given the evidence of housing need taken from the Borough Council's Housing Register.

As this proposal would provide 11 affordable homes for the benefit of the local community in perpetuity, this proposal is strongly supported by the Council's Housing Department and is supported by up to date evidence confirming that at least 20 households with a local connection to St Mary Bourne are currently listed on the Borough Council's Housing Register.

In light of recent reductions in affordable housing funding and increased housing pressures, fewer and fewer rural exception schemes have been brought forward. For this reason the deliverability of much needed affordable housing provision through this scheme not only meets the Council's corporate priority of "new homes meet local needs", it is also fully consistent with National planning policy objectives which seek to boost significantly the overall supply of housing (Paragraph 47 of the NPPF) and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (Paragraph 54 of the NPPF). The Framework also gives weight to meeting the needs of present and future generations and to support 'strong, vibrant and healthy communities'.

In this regard, significant weight is given to the meeting this identified and unmet affordable housing needs of the local community in accordance with the Adopted Local Plan Saved Policies, the Supplementary Planning Document (SPD) on Affordable Housing, the strategic aims of the NPPF and the Council's Vision.

In addition to the social benefit of meeting a well-established local affordable housing need, it is also acknowledged that the development would contribute to the borough's housing land supply, through the provision of 11 new units. At present the Council can only demonstrate a sufficient housing land supply of 3.8 years. The Council has a serious and significant shortfall in housing supply. The current proposals would therefore not only address an identified local housing need, but would also contribute to the Boroughs housing supply.

Neighbourhood Plan

St Mary Bourne has an approved designated neighbourhood area for the purposes of neighbourhood planning, and is in the process of preparing a neighbourhood plan.

However, whilst the Neighbourhood Plan has yet to be formally published, even in draft form, St Mary Bourne Parish Council have been consulted with a view to establishing whether this proposal would have any implications for the neighbourhood planning process currently underway. Despite third party representations, no objections have been raised by the Parish Council in this regard.

National guidance advises LPA's that refusal on the grounds of prematurity in the case of a Neighbourhood Plan will seldom be justified before the end of the publicity period. As a draft Neighbourhood Plan has not been published, the formal publicity exercise and submission of representations has not occurred. The emerging Neighbourhood Plan cannot therefore said to be at an advanced stage and therefore carries limited weight.

An objection in relation to any concern over prematurity ahead of the neighbourhood plan coming forward cannot therefore be substantiated at this stage.

Housing mix

Saved Policy C3 of the BDBLP only applies to market dwellings and is therefore not applicable to this application. The proposed housing mix has been assessed fully under the Affordable Housing need section of this report.

The submitted Design and Access Statement states that all of the 11 dwellings will be provided to meet all 16 Lifetime Homes design criteria. The objective expressed in Saved Policy C3 of the BDBLP is for 15% of all new homes in the Borough to be built to 'Lifetime Mobility' standards, and as such the proposal exceeds this requirement. This can be reasonably secured through a planning condition.

Loss of Agricultural Land

Paragraph 112 of the NPPF states that, "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality".

To achieve an increase in housing land supply, it is considered that greenfield development, including the development on agricultural land will be required. That is the strategy advocated within the emerging Local Plan. There is no definition in the NPPF of what is a "significant development" for the purposes of the paragraph 112 test. Whilst the development is major development for the purposes of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the site area (0.41 hectares) is not considered to be significant in the wider context of available agricultural land in the vicinity.

In any event and notwithstanding the above, the site does not have an Agricultural Land Classification (ALC) rating according to available records, however the general Natural England London & South East region 1:250000 series Agricultural Land Classification identifies the site (marked with the red star) within Grade 4 'Poor'. Therefore as a result, Paragraph 112 of the NPPF is not relevant as the site is not the best and most versatile agricultural land.

Summary

There is an identified local need for affordable housing, along with the benefits of providing additional housing in accordance with the principles of the NPPF. These principle material benefits are not considered to be outweighed by the marginal failure in exceeding the suggested site area promoted by Saved Policy D8 of the BDBLP, nor by the failure to accord with Saved Policies D5 and D6 of the BDBLP given the sites countryside location.

Notwithstanding the accepted principle, in accordance with the Core Planning Principles of the NPPF and broader aims of relevant Saved Policies of the BDBLP, it still remains necessary to consider the specific impacts of the proposal on the surrounding countryside, AONB, village character, Conservation Area and amenity of neighbouring occupiers.

Design and character

Character and layout

This proposal for 11 dwellings on a developable area of approximately 0.41 hectare achieves an average density of 28 dwellings per hectare (dph). This density is not considered unduly low in this location given the need to respect the context of the existing village core and the need to achieve an efficient use of land.

The layout would consist of two distinct groups of buildings. The first group of 6 dwellings would be located to the northwest portion of the site and orientated to face onto Finkley Road. This group would consist of a detached house, a pair of semi-detached houses and a terrace of three houses

arranged in a row. The gardens would be orientated to face into the site, separated by landscaped buffers from the public right of way to the north and the open fields to the south.

A more loosely defined group of 5 dwellings located to the rear of the site would consist of a terrace of three houses to the northeast boundary and a pair of semi-detached bungalows located to the centre/south east boundary of the site. The gardens would be orientated to face the bowls green and the public footpath to the north.

The sole vehicular access would be located central to the site from Finkley Road between the first group of buildings which represent a linear form of development from the B3048 heading southwest.

The existing properties that front onto the B3048 to the north, have their private gardens backing onto the public footpath which runs past the north east of the site. The rear private gardens of the proposed dwellings will either enjoy a side on relationship with this footpath or in the case of the back gardens of units 7, 8 & 9, would back onto the footpath in a similar relationship to the existing houses to the north.

The forward building line has been set back to provide space for front gardens and landscaping. This design approach is considered to reinforce the site's edge of village location and acknowledge the organic form of growth St Mary Bourne has experienced over time.

Pedestrian access would be provided to the north eastern boundary at a single point to link to the existing footpath and this would allow direct pedestrian access to nearby community facilities and the village centre. The design of the development and its relationship along the north-eastern boundary is not considered to adversely affect the amenity of users of this path.

The revised plans now means the overall built form of the development will generally be focused on both the northern and southern part of the site, split between areas at lowest risk from flooding and the southern portion. Lawn, space for landscaping, parking and access would be focused to the southern corner of the site. This layout is considered a positive design approach from a landscape and visual impact perspective. Whilst there is no strict requirement to allocate all development within Flood Zone 1, the layout complies with the Environment Agency's Sequential approach for the location of development that seeks to concentrate as much development as possible on areas of least flood risk.

In addition to locating development away from areas at greatest risk of flooding, the proposed concentration of development to the northern part of the site also best assists in preserving important views of the historic core of the village and church tower when viewed from along Finkley Road, as the lower profile bungalows would be sited further away from the road and settlement to the north.

The majority of dwellings are laid out in such a way that through south facing gardens, maximum benefit is derived from passive solar gain whilst allowing a degree of natural surveillance to be maintained to the pedestrian route to the north, the central driveway and parking area and out onto Finkley Road to the northwest.

The overall density of the development also allows the scheme to realistically provide biodiversity enhancement opportunities through the creation of natural landscaped corridors and planting. A landscape buffer provides the opportunity for native species to be planted to the south western and south eastern boundary.

All plots and spaces will have clear boundaries to define the public and private realm. Notwithstanding the landscaping and boundary treatment details proposed on the submitted layout drawings, planning conditions can ensure such finished treatments are appropriate and meet the needs of the occupiers in prioritising inclusive and active frontages onto the road, thereby reflecting as close as possible the character found around the corner along the main village thoroughfare (B3400) and village core.

The overall residential density of the site is generally less than that of the prevailing character of

the historic village core to the northeast, but higher than those larger individual houses opposite the site to the northeast. A range of individual site constraints, including fluvial flood risk and landscape characteristics have determined the resultant density and layout despite what density of development could realistically be accommodated on a site of this size. Furthermore, a development of fewer larger houses would fail to provide an adequate unit mix that would be reflective of the overriding housing need.

In terms of comments that the development appears overly cramped and of a density which is out of character, the prevailing density of the scheme is 28dph. Considering the fact this development is less dense than that of the more defined and stronger historic context of the existing village, would be unjustified, especially when balanced with the housing needs met by the development.

Third parties representations and the Council's Design Officer have raised concern over the perceived suburban layout of the scheme. The overall size of the site and need for the development to address the Finkley Road leave limited scope to realistically accommodate an adequate level of development without the creation of an access road and infilling to the rear. However, by siting the pair of bungalows to the southern portion of the site along with parking and landscaped areas, the layout responds to the need to focus the majority of built form to the north, east and west of the site, in responding to the existing built form of the village to the north, and respecting the open countryside to the south. Furthermore, once landscaped, the layout itself is not considered sufficiently harmful or overly different to other additions to the village in the past.

In this regard and acknowledging the improvements made to the scheme through the publicised amendments, the LPA now consider the layout and overall density of the scheme appropriate. The impact on the character and appearance of the prevailing urban form of the village is such, that the development would appear a logical and sensitive addition to the village's on-going physical evolution and not result in a level of harm significant enough to justify refusal.

The amendments secured by the Council have responded in a number of ways to previous concerns raised by the Case Officer and statutory consultees within the Council.

The improvements to the scheme are now that Plots 1 and 2 have been realigned so that their frontage is parallel to Finkley Road as opposed to being angled, the footprint and form of the housing blocks of semi-detached and terraced properties have been simplified. This has the added benefit of improving the street scene to the north-east whilst removing what was considered unsightly views of the large bin store and parked cars moved to the rear. There has also been some simplification of the treatment of the areas in front of houses so that there is less of an untidy arrangement of parking spaces mixed with paths and small areas of planting. The reduction in the number of vehicular accesses off Finkley Road from three to one has improved the street scene.

Notwithstanding the above, there still remain a number of design aspects which are not considered to respond satisfactorily to the local context. Within the central access and parking area (to the rear of plots 1 to 6 and to the front of plots 7 to 11) would to a certain extent be dominated by the hard surfacing and the walls of buildings and by parked cars such that it will have an urbanised appearance.

It is recognised that parts of St Mary Bourne such as the historic core within the Conservation Area, exhibit examples where houses directly or very closely adjoin the street. However, in this case the proposed development is on the outer, countryside edge of the village which is acknowledged as being a more verdant street scene and not the historic core. Ideally the character of any new development should seek to reflect this verdancy through a much greater prominence of front gardens and fewer urban elements such as walls, street surfaces and cars. However, in balancing the varied character of St Mary Bourne with the fact that any development on this site, would ultimately result in a more urbanising appearance than that of a grass paddock, the screening provided by the houses onto Finkley Road and the ability to soften views from the south, mean the treatment of the central area is less likely to actually affect the street scene or wider character of the Conservation Area. Furthermore, by accommodating parked cars to the centre and rear of the site, the inevitable visual intrusion of on street parking on narrow village streets would be avoided.

Whilst statutory consultees do not share the Officer's view that plot boundaries are not clearly defined, there remains the ability through standard planning conditions that meet the test of the NPPG, to ensure that hedges or suitable low walls demarcate front boundaries within the development. Whilst on larger development sites clearer definition of public and private space would be sought, site constraints and the mix of houses required by the LPA mean there would be limited value in creating such definition, as front 'on-street- integration to the existing public space in the village e.g. Finkley Road, is of paramount importance in this regard.

Design and Appearance

With regard to the elevations of the houses, the design proposes a traditional appearance. Following requested amendments by the Council's Urban Design and Conservation Officer, the proposed elevations were simplified to become more reflective of the character of the dwellings in St Mary Bourne.

Paragraph 60 of the NPPF states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness. There is a strong design vernacular within the historic core, whilst the more modern suburban housing directly to the north of the site reflects a differing more varied style. It is also important to acknowledge the much larger bespoke houses and replacement dwellings constructed in the village in recent times, which themselves display a range of more individual designs less informed by local character.

The Village Design Statement also reinforces the fact that many of the buildings erected over recent years have been built in styles that are not traditionally associated with the area and they are consequently lacking in harmony with the surrounding properties. This is increasingly so with regard to individual houses where there has been a departure from the use of traditional construction materials or design.

The St Mary Bourne Conservation Area is characterised by a variety of vernacular building materials and traditions. These include mellow red brick, timber-frame, flint, chalk cob, rendered or painted facades, orange/red roof tiles, and thatched roofs. The Conservation Area Appraisal states that these follow no single pattern throughout the area and are often found together, or in combinations, on many properties.

Therefore, with due regard to the NPPF and the range of local design characteristics, given the modest size of these units it is considered inappropriate for these houses to match the modern or bespoke nature of larger replacement dwelling in the area, and neither would the NPPF expect them to.

The simple design proposed is considered to allow a suitable degree of visual interest to be incorporated into the elevations through the use of local red brick, slates and plain tiles and fenestration detailing via conditions. The scale of the development and introduction of more than one dwelling allows the houses and their design to be read as a distinct part of the village and not in isolation and they are able to adequately respond to the historic core of the village, whilst retaining a degree of individual character.

In this regard, the external appearance of the scheme is considered to represent an appropriate response based on the site circumstances.

Landscape character

Bells Field is a sensitive edge of village location that has the potential to impact on the character and qualities of the surrounding AONB. The site is currently an undeveloped field located behind a series of modern detached houses to the north and is bounded by a rural lane and hedgerows to the west. The village recreation ground and bowling green are located to the east. Despite being outside of the defined settlement, the site is located reasonably central to the village and existing facilities.

The site consists of a single field, whereby the dominant landscape features are the open fields to the south, the boundary hedgerows with Finkley Road, and the back of residential gardens to the north serving a series of modern detached houses along the B3048 through the centre of the village. The main public viewpoints towards the site are from the footpath to the northeast and south of the site, and Finkley Road to the northwest between the site and the well treed existing dwellings.

The main adverse impact of the proposal, in landscape terms, is the loss of a single field, and the irreversible transformation of the site from agricultural land to residential development as an extension to the existing built form of St Mary Bourne.

The proposals seek to protect and incorporate those few natural features which currently define the site, such as hedgerows. The proposals also includes soft landscaping, informal/incidental landscaping areas, boundary hedgerows to plots and the formal laying out of grassed public and private space which helps the development integrate into the landscape.

The landscape response to the layout is considered to be integral to the development and would ensure that public and private space within the scheme would be of an acceptable standard. Final details of soft and hard landscaping, including details of species (native to the area) can be secured through appropriate conditions. The general landscape strategy is therefore acceptable.

From Finkley Road, the presence of new residential development and the loss of the existing field would be apparent, and there would be an acknowledged change to the character of the area. However, given the context that the development would be viewed within, a backdrop of the existing village including modern housing to the north along the B3048, in purely landscape terms, it is considered to have an isolated impact on this edge of village locality. In this regard the wider AONB beyond the Bourne valley would not be affected as the development would be localised to the edge of the existing village envelope.

Finkley Road which runs past the site and away from the built up area of St Mary Bourne is a narrow country lane which continues southwest across the countryside and AONB beyond. At this point outside of the village, there is a clear rural character, contributed by the hedged verges, extended views and verdant character. The rural character of the road would continue beyond the application site, with the urban extent of the village extended further south by approximately 61m. In this regard the impact would be localised and not visible from the historic core of the village. Furthermore, it is difficult to argue the harm would be considerable when the loss of this modest field would represent an infilling between residential development to the north and west and community facilities to the east of the existing village.

In conclusion, given the proximity of the site to the existing urban envelope of the village within a defined valley, there is considered limited potential for the proposals to be viewed in isolation from the wider landscape and AONB. Based on the existing contribution the site makes to the surrounding landscape character and acknowledging the few remarkable natural features that currently exist on site, the existing village backdrop and mechanisms available for maintaining and enhancing such features, the proposals are not considered to result in significant or demonstrable harm to the wider landscape character or AONB, and are therefore considered acceptable in accordance with Adopted Saved Policy E6.

Historic Environment

In respect to St Mary Bourne Conservation Area, the Conservation Area Appraisal denotes that the open views through to the village beyond when approaching the Conservation Area from the south are visually important to its setting.

Generally the pattern of development in the village is characterised by conventional relationships between houses, plot and roads, with houses generally fronting onto the street and spaces. However, this particular part of the Conservation Area is also characterised by loosely positioned detached houses in linear plots set back from roadside, such as the grouping of Wendover House, Fieldside House and Proser House to the north, and Bourne House, Diplands Court and Juglans to the west of Finkley Road. The spacious plots and their proximity to the open fields, bounded by

verdant hedges to the south and east, presents a predominantly rural backcloth to the main thoroughfare of the village which differs from the tightly knit village centre consisting of historic houses located straight onto the roadside. Further away from the centre of the village towards its countryside edge, the plot sizes tend to increase and the street scene becomes more verdant.

From a Conservation perspective, the reduction in the accesses from 3 to 1 as part of the amended plans is welcomed, and the orientation of plots 1-6 along the roadside within modest and linear plots is broadly supported in allowing a cohesive street frontage to emerge. However, it remains the view of the Council's Conservation Officer, that the density of the 5 units to the east of the plot and associated parking, hard-standing and high fences are considered to cause harm to this part of the Conservation Area. In particular the consultation response states:

“not only would this part of the development introduce a form of development that would disrupt and bear no relation to the existing pattern of development which is characterised by predominantly detached houses in linear plots, the houses and 1.5m fences would also obstruct views north through to the main village itself and would also present a hard edge that would impede views from the footpath and out of the Conservation Area to the landscape to the south.”

In assessing the variety of layouts and built form within the village it is fully acknowledged that opposite the application site lie a number of large houses in considerable individual plots set back from the road. However, in assessing the wider Conservation Area and built form on its edges, the series of modern 'suburban' detached houses facing onto the B3048 and the small terraced rows within the historic core must not be overlooked. Furthermore, so too should the more recent additions to the village that display more modern infill layouts like Stevens Green, off Egbury Road, which are now considered part of the village fabric and character.

In this regard, the development itself would not fundamentally change the existing variety of dwelling and plot sizes found within the village, however what it would do is distinctly acknowledge the fact the historic core of the village is composed of smaller dwellings and resist replicating the larger more bespoke houses which ultimately make up the majority of housing stock within the village.

Therefore in assessing whether this development would cause substantial harm or less than substantial harm to the intrinsic character of the Conservation Area as required by paragraph 133 and 134 of the NPPF, it is considered the modest nature of the proposed housing to the rear of the site and the design solution adopted to allow a cohesive street frontage to emerge on Finkley Road would not be substantially harmful such that the presumption in favour of conservation would outweigh the wider strategic and material benefits derived from meeting future housing needs of the local community.

Residential Amenity

The proposed layout is considered to be acceptable in residential amenity terms including garden size and depth, privacy and access to natural light in relation to the new occupants.

The minimum garden sizes of 50sqm for one and two bedroom dwellings and 60sqm for three or more bedroom dwellings with a minimum garden depth of 10m (as defined in the Residential Amenity Design Guidance) have been exceeded in most instances. However plots 2-4 and 10 & 11 do not meet the minimum standards in terms of depth, but do meet the size criteria in terms of area and back onto open fields. A marginal departure from the recommended guidance is considered justified on this occasion, especially when considered in light of the close proximity to usable public open space and the wider countryside beyond.

Those proposed dwellings which have back to back relationship with Wendover House, Fieldside House and Proser House to the northeast (Units 7, 8 & 9), would achieve significantly more than the recommended back-to-back distance of at least 20m. The nearest back to back distance between existing and proposed dwellings is approximately 44 metres (Fieldside House). There would therefore be no unacceptable overlooking in this regard.

In terms of the relationship with Juglands, Diplands Court and Bourne House to the northwest, the front elevations of plots 1-6 would be facing across the road and towards these houses. These existing properties have well landscaped boundaries to the Finkley Road, with a mixture of mature trees, established hedging and shrubs. These houses are set back from the road behind wide private drives. The front elevation of plot 2 would be approximately 24m from the side elevation of Diplands House. This elevation does contain bedroom windows, however over this distance and based on the level of screening, there is considered no harmful relationship that would not be expected in a rural village location. The same applies to Jugland and Bourne House which are separated further and benefit from dense screening.

Third party objectors, including those residents of houses along Finkley Road and to the north along the B3048, raise concerns over the additional noise and disturbance that would be generated from additional occupants and new vehicle movements. It is considered that there would be a general degree of associated noise generated from the occupants of the dwellings, including any vehicle movements, however this noise and disturbance would not be any different in nature than existing vehicle movements along Finkley Road. There would be a greater number of residents and a greater number of vehicle movements, from that which would already occur within this area as an undeveloped field.

Aside from peak hour conditions when most residents will be leaving or returning from work/school etc. it is not considered that the proposed additional 11 dwellings would significantly add to existing traffic noise/disturbance. In this regard, no objections have been raised from the Council's Environmental Health Officer.

The Environmental Health Officer has suggested conditions in respect of hours of construction and hours of deliveries associated with construction works. If any undue disturbance was to be caused during construction works, this would be addressed through the provisions of separate Environmental Health Legislation. Nonetheless, conditions to ensure that works and deliveries are restricted in terms of their time are considered to be reasonable and necessary in this regard.

Trees

The site currently comprises of an area of agricultural land. Well maintained and formal evergreen hedges are visible in the residential rear gardens of properties to the north and along the boundary with the Bowling Green to the southeast. A remnant native hedgerow stands on the north-western site boundary with the Finkley Road. Although this hedgerow is currently not ideal in terms of its structure, form and genus/species variety, it nonetheless occupies a valuable and important strip of land which should be identified for further native hedge planting. This in turn would offer some landscape mitigation to any approved development at this location.

Whilst no objections have been raised by the Council's Tree Officer, the Council wish to see a robustly specified mitigation planting scheme submitted for approval. Arboricultural details in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – recommendations' would also be required with reference to protecting any hedges worthy of retention that stand adjacent to the site. These requirements can reasonably be required by imposition of standard planning conditions.

Ecology

The Council has a duty under the Natural Environment and Rural Communities Act 2006 as follows: "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". Due regard must be had to this in considering the development proposal, and to legislation relevant to protected species and their habitats.

Saved Policy E7 of the BDBLP requires that development does not cause harm to protected species or their habitats. The application has been submitted with an Ecological Appraisal that has assessed the potential for the proposed development to impact upon protected species and their habitats.

The Council's Ecologist concurs with the conclusions drawn regarding the potential or otherwise for protected species to be impacted upon. As highlighted within the report there is potential for harm to protected species such as breeding birds without mitigation. The suggestions proposed within the ecological appraisal are suitable to achieve adequate mitigation however this needs to be formalised into a plan to enable this to be secured.

It is also agreed that development of this scale should be aiming for a net gain in biodiversity, and that the suggestions for enhancement are entirely appropriate but would again need to be formalised into a plan to secure their delivery.

It is considered that the ecological impact of 11 affordable homes can therefore be mitigated through the submission and approval of a Habitat Enhancement Scheme and Wildlife Protection and Mitigation Plan which can be secured via planning conditions.

Highways

Finkley Road lies along the northwest boundary of the site. It is a classified C99 public road which has a posted 30mph speed limit. The road contains no footways or street lighting. A Public Right of Way (Footpath 37) runs on the northeast boundary of the site and then alongside Finkley Road to the junction with Stoke Road. The route of right of way Footpath 38 is across the field south of the site.

A Transport Statement has been provided with this application which is considered appropriate for the scale of the scheme. A traffic speed survey was undertaken on Finkley Road. The results have been supplied to confirm the recorded average 85 percentile speeds as 22mph northeast and 24mph southwest. Visibility sight lines are proposed to the standard for 30mph from Manual for Streets. This is accepted by Hampshire County Council's standard practice guidance and no objection is raised in this regard.

The site's accessibility is described, identifying rights of way routes, available bus services, available rail services from Whitchurch railway station and some local amenities. The site is within the open countryside and is being put forward as a rural exception site. The inherent nature of such sites is that they are meeting a defined need in a rural area, and therefore the sustainable merits of the scheme in terms of location are likely to come secondary to the need to provide housing for people with local connections to the particular village or location. In this case, the site is located directly adjacent to the existing settlement edge, within walking distance from a number of pubs, primary school, village shop and community facilities. In this regard the site is considered very sustainable when viewed in a local village context.

Traffic injury accident data covering a five year period has also been obtained. The recorded accidents were no closer than 250m from the application site. Therefore the conclusion is made that the highway safety record for the area is good despite concern raised from third parties.

The car parking provision has been made based on the ratio where a minimum 20% of the provision is unallocated. The parking requirement has been calculated correctly for the location as 23 spaces, whilst amended plans identify 5 spaces for unallocated use which is compliant with Policy and Parking Guidance.

It has been suggested that some unallocated parking could be more fairly distributed with some near the front as well as the back of the site. However in order to do so the access would have to be widened to accommodate parallel parking and this would ultimately adversely affect the street scene. In this regard the need to provide a cohesive street frontage from an urban design and conservation perspective outweigh the desire to have parking evenly distributed across what is a relatively small site.

The parking bays for plots 1 to 6 are located at the rear of these houses. This is not ideal as the the shortest routes to enter the dwellings would be through a rear gate and in through the rear of the houses. This could be less secure, impractical and inconvenient, however in a rural location, in a village such as St Mary Bourne, such rear parking is not uncommon, especially in the historic core of the village and on this basis this arrangement is considered acceptable.

In terms of cycle provision, garden sheds are proposed and these can reasonably provide storage for long-stay cycle use whilst details of short-stay cycle stands can be secured via a planning condition.

Traffic generation has been estimated from survey information in the TRICS database. A value has been used based on private housing and stated experience from recent developments in Test Valley. It has been estimated there could be an increase of four vehicle movements in the morning peak and six vehicle movements in the evening peak. From the traffic speed survey information, the average flow in the morning peak is 51 and in the evening peak is 40. With the development, the estimated flow would be low at an average one vehicle per minute in the morning peak hour. The proposed development would therefore not result in an unacceptable increase in traffic and there would not be an adverse impact on highway safety.

The amended proposed layout shows a single access point to Finkley Road. Further information has been provided in regard to access arrangements for a waste collection vehicle to enter into the site, with swept-path tracking diagrams. A reduction from 3 access points to one is an improvement in terms of highway safety.

This additional information and tracking diagram has been provided to show that a standard refuse vehicle can be managed within the confines of the site. However, there would be two places where the vehicle would overhang slightly and have little clearance. Nonetheless, whilst the turn appears achievable, the Council's Highway's Officer suggests allowing more clearance if possible. This can be further improved through hard surfacing, parking, turning and landscaping conditions which are considered to allow an adequate degree of control over the areas available for a refuse vehicle to turn.

The Council's Waste Collection Annex to the SPD states that access by the collection vehicle would only be considered on roads that meet adoptable standards. The information provided for the construction is currently insufficient to confirm that the road would meet standards, however the revised access and road geometry should allow for the possibility of service vehicles stopping on Finkley Road as well as on the access road if required.

In summary, given the edge of settlement location, it is considered that site has taken opportunities to maximise sustainable access for all, including the disabled and less able. It is acknowledged that the internal arrangement of parking and turning can be improved to allow refuse vehicle accessibility. However such changes are minor and can be secured through the use of appropriately worded planning conditions.

Flood Risk

Fluvial flooding from rivers

The NPPF advises that "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere".

In terms of fluvial flood risk, the Council have consulted the Environment Agency who have produced a series of standing advice for LPAs and planning applicants to refer to on 'lower risk' development proposals where flood risk needs to be considered.

The site lies within Flood Zones 1 and 2 and the proposal is for residential development of 11 affordable housing units. The vulnerability of the development falls within the 'more vulnerable' category in the Flood Risk Vulnerability Classification. According to Table 3 of the Technical Guidance to the NPPF, such development is considered to be appropriate for such a flood zone, subject to passing the Sequential Test.

The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. The overall aim should be to steer new development to Flood Zone 1. Where there are no reasonably available sites for such development in Flood Zone 1, Local Planning Authorities

determining planning applications for development at any particular location should take into account the flood risk vulnerability of land uses and consider those reasonably available sites in Flood Zone 2, applying the exemptions test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the Exemptions Test if required.

A Flood Risk Sequential Test has been submitted as part of this submission informed by a sequential test submitted at the pre-application stage.

As a local need has been identified for affordable housing in St Mary Bourne Parish, it is reasonable to restrict the geographical area over which the Sequential Test is to be applied to the administrative area of St Mary Bourne Parish Council. This approach is considered acceptable.

It is important to note that this Sequential Test is not assessing whether the principle of residential development on a range of sites is acceptable, but to test the suitability of the sites for residential development in relation to flood risk only, in accordance with of the guidance as set out within the NPPF

The submitted assessment reveals that there are a very limited number of sites in St Mary Bourne which are at a lower risk of flooding. Of these sites none are reasonably available for development of a comparable location, size, scale, suitability in relation to the village and village facilities.

In balancing the need to provide affordable housing in the local area and the relatively limited number of sites in St Mary Bourne which are at a lower risk of flooding, based on the evidence submitted in the Flood Risk Sequential Test, prepared by Fowler Architecture and Planning Ltd, reference 120909/P5 and dated 29.09.2014, it is considered that the sequential test has been met. This is because it would appear as though no other suitable sites in a Flood Zone 1 are reasonably available to provide the desired type of residential development. Consequently, the proposed site passes the Sequential Test in accordance with Paragraphs 100 and 101 of the NPPF.

Whilst the above due process and assessment arrives at this site being suitable for development, it should also be noted that various third party representations have asserted that the site did not flood during the winter of 2013/14 whereby many other parts of the village flooded. In 2002, Halcrow Group Ltd. prepared a report on the flooding of St Mary Bourne on behalf of the Environment Agency. The report described the flooding caused during the years 2000/2001 as the wettest year on record at that time. Despite this, eyewitness reports also state the site did not flood. Furthermore, local historical context to the site has been provided by residents who live in the village, confirming the site has not flooded in living memory.

Whilst these observations are useful in understanding the background to the site, the site does not fall within an area at high probability of flooding as designated on the Environment Agency Flood Maps. Therefore, following the assessment of the submitted Sequential Test and agreed Flood Risk Assessment, the site is not considered inappropriate for residential development because of the risk of fluvial flooding.

Whilst the site is not a designated critical drainage area, the risk of flooding elsewhere could only be a consequence of inappropriate surface water drainage. This must also be explored.

Surface water

In order to provide a buffer between the highest groundwater table and the base of the proposed surface water infiltration devices, land raising will be required on site. Rear gardens will need to be raised some 0.4m and areas of permeable paving will need to be raised by some 0.3m. Land raising will ensure that a buffer is provided between the base of the infiltration facilities and the groundwater table. The buffer depth will be 0.5m for house soakaways and 1.0m for permeable paving and any highway soakaways. In this regard there is not considered any reason why an adequate, finalised drainage strategy cannot be designed for this site.

A restrictive condition is considered reasonable to prevent any development from occurring on site until a final drainage scheme has been submitted to and approved in writing by the Local Planning Authority (which shall include details of management and maintenance). It is normal to impose such conditions on development schemes and it is considered that an adequate drainage system can be designed so as to ensure that there is no increased flood risk elsewhere.

Groundwater

The site is situated in Ground Source Protection Zone 1. As such the Environment Agency advice is that foul drainage should be connected to the main sewer so as to not contaminate groundwater drinking sources. Drainage from parking areas that will discharge to a surface watercourse must be first passed through an oil interceptor. The Environmental Permitting Regulations make it an offence to cause or knowingly permit any discharge that will result in the input of pollutants to surface waters. This can be managed by an appropriately worded planning condition.

Foul water

Flooding of a number of domestic foul water drains and the public combined sewer located beneath the B3048 highway occurred in St Mary Bourne during the winter of 2000/2001. For this reason and given the considerable level of third party objection to the scheme on the basis that the development would make such events worse or more common, it is important the Council clarify the legislative framework which governs such infrastructure provision.

All Water utility companies, such as Southern Water which serve the site, have a legal obligation under Section 94 of the Water Industries Act 1991 (WIA 1991) to provide developers with the right to connect to a public sewer regardless of capacity issues. This, when read in conjunction with Section 91(1) of the Act in effect makes it impossible for Southern Water to object, or for the Council to refuse to grant planning permission for development on the grounds that no improvement works are planned for a particular area. The Act specifically requires Southern Water to accommodate the development whatever the circumstances.

Where Southern Water identifies infrastructure capacity issues and the developer indicates that he intends to deal with the issue of sewerage by connecting to the public sewer, the Council are able to make any planning permission conditional upon the sewerage authority first taking any steps necessary to ensure that the public sewer will be able to cope with the increased load. This is normally secured through the use of standard 'grampian' style planning condition. The Council will then determine any details submitted pursuant to such conditions in accordance with any views expressed by Southern Water.

Southern Water's response to this scheme requested such a standard condition and a series of informatives in order to bring about attention of future ownership of sewers following changes in legislation in 2011. Furthermore, a formal application to connect to the public sewer system is required prior to commencement of any development.

It should also be noted that the Environment Agency has been working closely with Southern Water, Basingstoke and Deane Borough Council and Test Valley Borough Council in relation to sewer capacity issues in the village. Whilst it is understood that this work has improved the situation, it is understood that more work is proposed in the area.

As part of the submitted Flood Exclusion Strategy within the revised FRA, non-return valves are recommended in the drainage system to prevent back flow of diluted sewage resulting from potential foul sewer surcharging. Maintenance of these valves is required to ensure their effectiveness. Whilst this is not a planning issue, such design measures are assessed as part of Building Regulations and controlled at that stage of development.

Community Infrastructure Contributions

The Community Infrastructure Levy (CIL) Regulations enable Local Authorities to raise funds from developments to provide, maintain and enhance community infrastructure within the vicinity of a

development. Whilst Basingstoke and Deane Borough Council has not yet finalised and adopted a levy, contributions may still be secured via a Section 106 'Legal Agreement'. Any obligation contained within a Legal Agreement must comply with the tests set out in the CIL regulations which are, that an obligation must be:

- (a) necessary to make the development acceptable in planning terms
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

Saved Policies C1, C2, C7, C9, and A2 of the adopted Basingstoke and Deane Borough Local Plan 1996-2011 and the S106 Planning Obligations and Community Infrastructure Interim Planning Guidance set out the Council's approach to the provision of infrastructure and community facilities needed as a result of the development.

The various on-site facilities and off-site contributions are identified as part of the scoping process and Officers are satisfied that these contributions meet the tests of the CIL Regulations. In summary, the following contributions are to be secured:

- Basingstoke Environment Strategy for Transport (BEST)
- Community facilities
- Landscape Management Plan
- Open Space
- Playing Fields
- Play Areas/Recreation

Code for Sustainable Homes

Planning has a key role to play in shaping places, providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon technology to promote sustainable development.

Appendix 5 of the Design and Sustainability SPD is a material planning consideration and, supplementing the requirements under Saved Policy E1 of the BDBLP, requires residential developments to achieve at least a Level 3 of the Code for Sustainable Homes in terms of design construction, energy and water efficiency.

The submitted Planning Statement states that it is the intention to construct all properties to this standard, this is also a requirement of securing government funding for the scheme.

Therefore, subject to a condition it is considered that the proposal will accord with the NPPF, Saved Policy E1 of the Local Plan and Appendix 5 'Design and Construction' of the Council's Design and Sustainability Supplementary Planning Document.

Other Matters

Non-Material Third Party Objections

The concerns of local objectors to this application are noted, and have been taken into account in determining this application. The majority of the objections raised are dealt with in the report above. Some comments, such as impact on existing property values and the loss of views are not, in themselves, material planning considerations.

Community Involvement

Third party objections consider that the Parish Council and Applicant have not meaningfully engaged with the local community in the exploration of other possible sites for this development.

Other than the requirement for a Sequential Test in relation to flood risk, the Applicant is not

explicitly required to do so in bringing a rural exception site forward. However, the NPPF does advise that where it can be demonstrated that Applicants have worked closely with those directly affected in development, the design of the proposal should be looked upon more favourably.

The Council do consider that meaningful engagement with the community has been undertaken, and whilst conflicting third party views surround the level of involvement between the Parish, through democratically elected Parish Councillors and the community, the process in which this site has been put forward as a deliverable rural exception site is not a material planning consideration which weighs against the determination of the application.

Human Rights

The European Convention on Human Rights (ECHR) was brought into English Law, via the Human Rights Act 1998 (HRA), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- Article 1 of the 1st Protocol - The Right to the Enjoyment of Property.
- Article 8 - Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary. Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision-making processes of planning, and has been undertaken forming the recommendation herein. However, members must specifically bear Human Rights issues in mind when reaching considering the application.

Permitted Development Rights

In light of the sensitive location and potential for visual harm through overdevelopment of garden space, it is considered reasonable and necessary to remove Permitted Development Rights.

Conclusion

This application is assessed in light of the rising and substantial demonstrated need for affordable housing within the Parish of St Mary Bourne. The provision of 11 purely affordable dwellings to meet a local need and which also make a contribution to the borough's housing supply are matters which attract significant weight in favour of the development proposal.

It is however fully acknowledged that this development would cause a degree of visual intrusion through the physical change in an undeveloped field on the edge of St Mary Bourne.

The development would result in a departure from both the spacious verdant character of housing on the outskirts of the village and the denser more historic character of the Conservation Area. However, the local need for such small housing is considered sufficient to outweigh this impact.

In landscape terms, the limited contribution the site makes to the Bourne valley and wider AONB including the distinct lack of existing landscape features on site means the harm to the overall landscape character is considered localised. Furthermore the development would be viewed in context to a backdrop of the existing settlement.

The legal agreement, by securing contributions towards to Basingstoke Environment Strategy for Transport (BEST), community facilities, affordable housing, a landscape management plan, open space and playing fields, would mitigate the impact of the development on local community infrastructure, thereby complying with the NPPF, Saved Policies of the BDBLP; the Community Infrastructure Levy Regulations 2010 and other material guidance.

The provision of much needed affordable housing and the associated economic and social contribution to the vitality of the village are significant benefits which weigh in favour of the NPPFs definition of sustainable development. Whilst considerable importance is attached to the design and the active conservation of the Conservation Area, the adverse impacts of the proposed development as detailed above are considered to result in 'less than substantial' harm on the Conservation Area. Therefore, on balance it is not considered this harm significantly or demonstrably outweighs the benefits of the scheme when assessed against the policies of the Framework considered as a whole.

On this basis the proposal benefits from the presumption in favour of sustainable development and planning permission is recommended for approval subject to relevant planning conditions and legal agreement.

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

Drawing number 120909-01 Rev B received 14/01/2015
Drawing number 120909-150 received 14/01/2015
Drawing number 120909-151 received 14/01/2015
Drawing number 120909-152 received 14/01/2015
Drawing number 120909-153 received 14/01/2015
Drawing number 120909-154 received 14/01/2015
Drawing number 120909-155 received 14/01/2015
Drawing number 120909-111 Rev A received 14/01/2015
Drawing number ACLA/BEC04 Rev A Received on 15/01/2015

REASON: For the avoidance of doubt and in the interests of proper planning

- 2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

- 3 No development shall commence on-site until details of the materials to be used in the construction of the hereby permitted new dwellings have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include samples, including on-site sample panels as applicable, along with details of brick bonding and mortar / render colour and texture, and windows/door details. The development shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority. Please contact the case officer for advice on what details would be required.

REASON: In the interests of good design, and to preserve the historic landscape character of the Conservation Area, in accordance with Saved Policies E1 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans indicating the positions, design, materials/species and types of boundary treatment to be erected/planted. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011 and to preserve or enhance the character, appearance or setting of the Conservation Area, in accordance with

Saved Policy E3 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 5 No development whatsoever shall take place until full details of hard and soft landscape works including planting plans; written specifications (stating cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme has been submitted to and approved in writing by the Local Planning Authority. These details shall also include; details of parking within parking courts; means of enclosure and hard surfacing materials. The landscape works shall be carried out in accordance with the implementation programme.

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Saved Policies E1(ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 6 No development shall take place on site until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately-owned, domestic gardens, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out and thereafter maintained in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal public, nature conservation or historical significance the area in accordance with Saved Policies E1(ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 7 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal painting or fitting out, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 8 No deliveries of construction materials or plant and machinery and no removal of any spoil from the site shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011

- 9 No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority:-

(a) a desk top study carried out by a competent person documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001;

and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as being appropriate by the desk study in accordance with BS10175:2001- Investigation of Potentially Contaminated Sites - Code of Practice;

and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

If during any works contamination is encountered which has not been previously identified then the additional contamination shall be fully assessed and an appropriate remediation scheme, agreed in writing with the Local Planning Authority.

REASON: To ensure any soil, gas or water contamination on the site is remediated to protect the proposed occupants of the application site and/or adjacent land and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 10 The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 9(c) that any remediation scheme required and approved under the provisions of condition 9(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise;

as built drawings of the implemented scheme;

photographs of the remediation works in progress;

certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 9(c), unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 11 No development shall take place until details of a habitat enhancement scheme have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved, unless otherwise approved in writing by the Local Planning Authority.

The details shall include:

Purpose, aims and objectives for the scheme, taking into account the site's existing biodiversity;

A method statement for implementation of the enhancement proposals;

Sources of habitat materials (e.g. planting stock and its origin) if applicable;

Aftercare and long term management;

REASON: To help maintain the biodiversity of the area in the long-term, in accordance with Saved Policy E7 of the Basingstoke and Deane Borough Local Plan 1996 - 2011.

- 12 No development, including any demolition works, soil moving, temporary access construction/widening, or storage of materials, shall commence until a Wildlife Protection and Mitigation Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the following:

- details of the timing/ecological watching brief/felling procedures required to address the protection of reptiles, breeding birds and other protected species before and during development works.

No development or other operations shall take place other than in complete accordance with the approved Wildlife Protection and Mitigation plan, unless otherwise agreed in writing by the Local Planning Authority.

REASON: the habitats present on site have the potential to support reptile species such as slow-worms and viviparous lizards, foraging bats and nesting birds. These species are protected under the Wildlife and Countryside Act 1981. They are therefore a material consideration under Saved Policy E7 of the Basingstoke and Deane Borough Local Plan 1996 - 2011.

- 13 No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence on site until a boundary hedge management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail any work required to ensure the long term retention and maintenance of the boundary hedges, including pruning, planting and weed control. All work shall be undertaken in complete accordance with the plan, and BS5837:2012 Trees in relation to design, demolition and construction – recommendations, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (March 2012) and Saved Policies E1 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 14 Unless otherwise agreed in writing with the Local Planning Authority no development shall take place on site until details of the construction of the means of access and localised widening of Finkley Road for parking and visibility; including the layout geometry, levels, gradients, construction and materials of the road surface and sub-layers, kerbing, haunching, interfaces with existing and new roads construction and construction and materials of drainage, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be constructed and fully implemented before the commencement of building and other operations on the site is commenced and shall be thereafter maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that a satisfactory means of access to the highway is constructed in the interest of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 15 The construction of the new access to the C99 Finkley Road shall not commence on site until an agreement has been entered into with the Local Highway Authority (Hampshire County Council) to enable alterations to the highway (to include the construction of a new access and widened carriageway with visibility splays). The agreed highway works shall be fully implemented in accordance with a Hampshire County Council approved programme and written approval of the scheme shall be supplied to the Local Planning Authority.

REASON: In the interests of highway safety in accordance with Saved Policy E1(iii) of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no other works shall take place on site until the boundary with Finkley Road is cleared and visibility splays of 4.5m by 43m for the new access are provided. The

splays shall be cleared so that the land and anything on them including any vegetation, fences or other object does not interrupt the space between 0.6metres and 2.0metres above the level of the adjacent carriageway. The resultant visibility splays shall thereafter be kept free of obstacles.

REASON: In the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 17 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking and turning of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. wheel washing facilities or an explanation why they are not necessary;
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate, and the preservation of sight line splays in their vicinity;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling and disposing of waste resulting from construction work; and
- viii. the management and coordination of deliveries of plant and materials and the disposing of waste resulting from construction activities so as to avoid undue interference with the operation of the public highway, particularly during the Monday to Friday AM peak (08.00 to 09.15) and PM peaks (15.15 to 16.00, 16.30 to 18.00) periods.

REASON: In the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 18 Unless otherwise agreed in writing with the Local Planning Authority no development shall take place on site until details of the construction of the site access road; including its layout geometry, levels, gradients, construction and materials of the road surface and sub-layers, kerbing, interfaces with adjacent roads construction and construction and materials of drainage, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be constructed and fully implemented before the occupation of any scheme dwelling and shall be thereafter maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that a satisfactory means of access to the highway is constructed in the interest of highway safety and in accordance with Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 19 No dwelling hereby permitted shall be occupied until provision for the turning of vehicles and the parking of 23 cars has been made within the curtilage of the site and the areas of land so provided shall not be used for any purpose other than the turning and parking of vehicles, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety and in accordance with Saved Policies E1 and A1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 20 Development shall not commence until details for long stay storage for a minimum of 2 cycles per dwelling and short stay cycle stands for a minimum of 1 cycle per dwelling in accordance with detailed drawings have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided prior to occupation and shall not be used for any purpose other than the storage of bicycles, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In accordance with the Residential Parking SPD and to improve provision for

cyclists in accordance with Saved Policy A2 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 21 Development shall not commence on site until details of a scheme for the storage of refuse and recycling receptacles and for their regular collection, has been submitted to and approved in writing by the Local Planning Authority. The development shall not commence until the approved scheme has been fully implemented and the development shall thereafter be maintained in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of general amenity and to ensure that no obstruction is caused on the adjoining highway and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 22 No development shall take place on site until a detailed surface water drainage scheme for the site, based on the approved Flood Risk Assessment (FRA) (Issue 6 dated January 2015) prepared by Cole Easdon Consultants Limited, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to occupation of any new dwellings.

The scheme shall demonstrate:

- Limiting the surface water run-off generated by the 1 in 100 year critical storm (including appropriate allowances for climate change) so that it will not exceed the run-off from the undeveloped site and not increase flooding off-site.
- Use of SuDs, including infiltration basins, permeable paving and soakaways.

The scheme shall include:

- Details of how the scheme shall be managed, maintained, and protected after completion, for the lifetime of the development.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with paragraphs 103 and 109 of the National Planning Policy Framework (NPPF) and Saved Policy A7 of the Basingstoke and Deane Borough Local Plan 1996 - 2011.

- 23 The dwellings shall achieve a minimum of Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In the interests of sustainable development and to ensure that the development is constructed to the required environmental standard, in the context of Saved Policy E1 v) of the Basingstoke and Deane Borough Local Plan 1996-2011 and Appendix 5 'Construction Statements' of the 'Design and Sustainability' Supplementary Planning Document.

- 24 No development shall commence until a foul drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The foul drainage strategy shall include details of any onsite foul drainage infrastructure and details of any off-site improvements. No dwellings shall be occupied until the drainage scheme for the development has been implemented in full, including all necessary off site works.

REASON: To ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. To ensure the development does not have a detrimental impact on groundwater quality in accordance with paragraph 109 of the National Planning Policy Framework.

- 25 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class A, B, C, D, E, or F of Part 1 and Class A of Part 2 of Schedule 2 of the Order shall be erected on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

REASON: To preserve or enhance the character, appearance and setting of the Conservation Area and the setting of Listed Buildings, in accordance with Saved Policy E3 of the Basingstoke and Deane Borough Local Plan 1996-2011.

INFORMATIVES

1. 1.1 - The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.

1.2 - This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

1.3 - The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.
2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:-
 - offering a pre-application advice,
 - seeking further information following receipt of the application,
 - seeking amendments to the proposed development following receipt of the application,
 - considering the imposition of conditions and or the completion of a s.106 legal agreement.

In this instance:

- the applicant was updated of any issues after the initial site visit,
- was provided with pre-application advice,

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. All bat species are protected under the Conservation (Natural Habitats, &c.) Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended). Legal protection covers bats and elements of their habitats. A European Protected Species licence would be required in order to allow prohibited activities, such as disturbing bats or damaging their breeding sites or resting places, for the purpose of development. It would be advisable to

contact Natural England for further information in this regard on 0845 601 4523.

4. With respect to the Means of Access Condition above Consent under the Town and Country Planning Acts must not be taken as approval for any works carried out within or project under or project over any footway, including a Public Right of Way, carriageway, verge or other land forming part of the publicly maintained highway nor approval for any works to an 'ordinary watercourse'. An 'ordinary watercourse' is any passage through which water flows, which is not part of a 'main river', including rivers, streams, ditches, drains, cuts, culverts, dykes, sluices and sewers (other than public sewers). The development will involve works within the public highway and or an 'ordinary watercourse'. It is an offence to commence those works without the permission of the Local Highway Authority, and or the Local Flood Authority, both Hampshire County Council. In the interests of highway and watercourse safety the development must not commence on-site until permission has been obtained from either the Local Highway Authority and or the Local Flood Authority authorising any necessary works, including street lighting and surface water drainage, within the publicly maintained highway and or watercourse. Public Utility apparatus may also be affected by the development. Contact the appropriate public utility service to ensure agreement on any necessary alterations. Advice about works within the public highway can be obtained from Hampshire County Council's Area Office, telephone 0845 603 5633. Advice about works requiring 'ordinary watercourse' consenting can be obtained from Hampshire County Council's Winchester Office, telephone 01962 846 746.
5. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.wouthernwater.co.uk.
6. Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during constriction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, the potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.wouthernwater.co.uk.