



PLANNING, DESIGN & ACCESS STATEMENT

On behalf of: Dr. & Mrs. H Freeman

Site: Pyotts House, Pyotts Hill, Old Basing, RG24 8AP

Proposal: Erection of 2 no. dwellings; with associated garaging, parking, turning, landscaping, private amenity space and access.

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1. Introduction

1.1 This Planning, Design and Access Statement has been prepared by Mark Pettitt BA(Hons) MRTPI of Fowler Architecture and Planning Ltd (FAAP), on behalf of Dr. & Mrs. H Freeman, in support of an application seeking full planning permission for a small residential scheme on land to the south of Pyotts House in Old Basing. It follows the refusal of Application No. 20/00922/FUL at Development Control Committee in August 2021, against the Officer's recommendation. This application is a re-submission of this recent refusal, and has sought to address the Council's previous concerns.

1.2 This Statement meets the requirements of Article 9 of the Town and Country Planning (Development Management Procedure) (Order) (England) 2015 (DMPO). The purpose of this combined Planning, Design & Access Statement is to detail how the proposed development sits against current planning policy, and explain the principles and concepts that have been applied to the development, and how issues relating to access to the development have been dealt with, through:

- Explaining the design principles and concepts that have been applied to the development;
- Demonstrating the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- Explaining the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account; and,
- Stating what, if any consultation has been undertaken on issues relating to the development and what account has been taken of the outcome of any such consultation.

1.3 This Statement should be read in conjunction with the accompanying:

- Drawing No. LDS/60902-TP1/AL Topographic Survey at 1:500 (A1);
- Drawing No. 180537-01: Site Location Plan at 1:1250 (A4);
- Drawing No. 180537-200: Site Plan at 1:200 (A1);
- Drawing No. 180537-201: Block Plan at 1:500 (A1);
- Drawing No. 180537-10: Garage Plan (Plot 1) at 1:100 (A3);
- Drawing No. 180537-110: Design Scheme (Plot 1) at 1:100 (A1);
- Drawing No. 180537-111: Design Scheme (Plot 2) at 1:100 (A1);
- Planning, Design & Access Statement;
- Heritage Statement prepared by Southampton Archaeology Unit;
- Draft Heritage Management Plan by AC Archaeology; and,

- Arboricultural Impact Assessment and Method Statement prepared by Helen Brown Treescapes.

Vision

1.4 The Applicants' vision has drawn on the following principles set out in the National Planning Policy Framework (NPPF):

- ***To ensure a sufficient number of and range of homes can be provided to meet the needs of present and future generations – NPPF Para. 8 (b)***
- ***To make effective use of land – NPPF Para. 8 (c)***
- ***To significantly boost the supply of homes – NPPF Para. 60***
- ***To promote the development of a good mix of sites, including small and medium size sites that can make an important contribution to meeting the housing requirement of an area – NPPF Para. 69***
- ***To avoid the development of isolated new homes – NPPF Para. 80***
- ***To promote and support the development of under-utilised land – NPPF 120 (d)***
- ***To make optimal use of the potential of each site – NPPF Para. 125***
- ***To create high quality, beautiful and sustainable buildings and places – NPPF Para. 124***
- ***To ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping – NPPF Para. 130 (b)***
- ***To seek to secure a high standard of amenity for existing and future users – NPPF Para. 130 (f)***
- ***To help raise the standard of design more generally in the area – NPPF Para. 134 (b)***
- ***To conserve heritage assets in a manner appropriate to their significance – NPPF Para. 189***
- ***To sustain and enhance the significance of heritage assets – NPPF Para. 197 (a)***

- ***To ensure that development makes a positive contribution to local character and distinctiveness – NPPF Para. 194 (c)***
- ***To look for opportunities for new development within Conservation Areas, and within the setting of Heritage Assets, to enhance or better reveal their significance – NPPF Para. 206***

1.5 The proposal will deliver:

- The more effective use of a site within a Settlement Policy Boundary, which is capable of accommodating and supporting a small residential scheme;
- A scheme that makes the fullest possible use of public transport, walking and cycling;
- A form of development that will be visually attractive as result of good architecture and appropriate landscaping; and,
- Two new dwellings which will make a positive contribution to local character and distinctiveness, and not compromise the significance of heritage assets; and,
- A scheme that secures a good standard of amenity for all existing and future occupants.

1.6 The Applicants look forward to Basingstoke & Deane Borough Council facilitating the delivery of this vision.

2. Site and Surroundings

- 2.1 This application relates to a site called 'Pyotts House', which is positioned in the northern part of Old Basing, a village immediately to the east of Basingstoke and a short distance to the south of Chineham.
- 2.2 The site is an irregular shaped plot of land that extends to approximately 0.37Ha, and which currently forms part of the garden area to Pyotts House.
- 2.3 The existing dwelling is a large 2 storey dwelling (see image below). The original house is characterised by its tile hung elevations, whilst the later extension to the rear stands in contrast to this, with its white rendered walls. It is not listed, nor is it on the Council's Local List of buildings of architectural or historic interest. Some 22.0m to the north west of the house, is 'The Cottage', a modest single storey bungalow dating back to the 20th century (see image below).



'Pyotts House' (left) and 'The Cottage' (right)

- 2.4 Pyotts House stands a short distance in from the eastern boundary of the site, which is formed by a scheduled linear earthwork – the Park Pale of Basing Deer Park (known as 'Pyotts Hill Entrenchment').
- 2.5 The site is accessed from Pyotts Hill to the west, a no-through road, which forms part of the National Cycle Network (Route No. 23).
- 2.6 The site falls within the Old Basing Conservation Area, but neither the existing dwelling or The Cottage are referenced in the corresponding appraisal produced by the Council in 2003. The same document notes that *"The linear development of Pyotts Hill has a mixed character and, in general, represents the later phases in the development and expansion of the village"*. It also recognises hedges as being particularly notable feature at the northern end of Pyotts Hill.

- 2.7 Indeed, the site is extremely well contained, with strong belts of soft landscaping wrapping around the full extent of the curtilage to Pyotts House and The Cottage. Tree planting along the front of the site (see image below) is recognised in the Conservation Area Appraisal as being of 'townscape significance'. However, none of the trees on site are known to be the subject of a Tree Preservation Order.



View southwards along Pyotts Hill with existing vegetation along site frontage (left)

- 2.8 The nearest listed building is 43 Compton Close (Grade II), which is some 195m to the south of the site. No. 30b Pyotts Hill, which is positioned slightly closer to the site, is recognised in the Conservation Area Appraisal as being a notable building.
- 2.9 Beyond the site to the east is a large tract of agricultural land, which is allocated for development in the Local Plan (see Policy SS3.9), whilst immediately to the south of the site is a small block of woodland. To north of the site (beyond Pyotts House and The Cottage) and on the opposite side of Pyotts Hill are the modern housing developments at Lilly Mill Chine and Pecche Place respectively.
- 2.10 From a planning point of view, the site is within a defined Settlement Policy Boundary, where there is a general presumption in favour of residential development. It does not fall within the North Wessex Downs AONB, and is not the subject of any other local/national landscape designations (e.g. SSSI, SPA, SAC etc). Pyott's Hill Copse immediately to the south of the site is a Site of Important Nature Conservation (SINC).
- 2.11 The nearest public right of way is Footpath No. 4, which runs adjacent to the eastern boundary of the site, and connects Pyotts Hill in the south with the A33 in the north.
- 2.12 The site falls within an area where the risk of flooding is very low (Source: GOV.uk).

3. Planning History

3.1 According to the Council's website, the wider Pyotts House site has been the subject of a number of previous planning applications over the past 30 years or so. However, the only ones of any particular relevance are **Application No. 15/02303/FUL**, which was submitted to the Council in July 2015, **Application No. 18/03568/FUL** in December 2018 and **Application No. 20/00922/FUL** in April 2020.

Application No. 15/02303/FUL

3.2 This previous application sought full planning permission for the 'erection of 9 no. dwellings, garages, vehicular access and landscaping following demolition of 2 no. dwellings, associated outbuildings and structures'. The proposals were originally presented as a scheme for 12 dwellings, but amended plans were submitted during the course of the application, following concerns expressed by the Council.

3.3 The following is a summary of the statutory consultation responses received in respect of this application, as set out in the Committee Report:

- **Chineham Parish Council:** No objection to amended plans;
- **Old Basing Parish Council:** Objects to amended plans:
 - 1) Out of keeping with the area;
 - 2) Access of cars on to Pyott's Hill, which is a narrow and attractive Road, (used by pedestrians, horses, cyclists) will make the highway dangerous to all users. The road survey produced has not allowed for the full volume of cars in the rush hour. With 7 extra houses using the road there will be an unacceptable amount of extra traffic generated, particularly in the rush hours;
 - 3) Possible effect on wildlife including bats. A new survey needs to be done; and,
 - 4) As the road is so narrow the bin lorries have to reverse up the road so there will be a lot of disruption when the work is being done and getting large construction lorries up the road will be extremely difficult (if possible) and cause a lot of disruption to residents.
- **Local Highway Authority:** No objection subject to conditions;
- **Conservation:** Objects as proposal would not preserve the character or appearance of the Old Basing Conservation Area;
- **Trees:** No objection subject to condition;
- **Biodiversity:** No objection subject to condition;
- **Landscape:** No objection subject to condition;
- **Urban Design:** No objection;
- **Waste:** No objection;

- **Environment Agency:** *"Due to increased workload prioritisation we are unable to make an assessment or give an individual response to this application";*
- **Thames Water:** No objection subject to informatives;
- **HCC Archaeology:** No objection subject to conditions;
- **LLFA:** Proposal is for less than 10 dwellings so no consultation required;
- **Historic England:** Potentially more harmful than previous scheme;
- **Environmental Health:** No objection subject to conditions; and,
- **CTCRight to Ride:** Objection to original proposal – would endanger and restrict cyclists and walkers using the national cycle route for leisure, tourist, commuting and other utilitarian purposes. No comments received to amended plans.

3.4 There were 120 letters of objection from members of the public, and one letter of support.

3.5 Whilst the Application was reported to Development Control Committee on the 10th October 2016, with a recommendation for Approval (subject to the completion of a S106 agreement) members resolved to refuse planning permission for the following reasons:

1. The proposal fails to comply with Policy CN9 of the Basingstoke & Deane Local Plan 2011-2029 as it would not provide safe, suitable or convenient access to all users, including having an inappropriate level of traffic generation that would compromise highway safety and would cause harm to all users, including having an unacceptable impact on users of the national cycle route, and would exacerbate a current significant problem. The proposal does not give due regard to pedestrian or cycle movements and does not therefore deliver sustainable development;
2. Through the failure to secure a Section 106 agreement, the development fails to provide adequate infrastructure contributions to mitigate the impact of the development in relation to community facilities and the requirement to secure affordable housing contributions and would not ensure adequate protection and management of the Park Pale Scheduled Ancient Monument.

3.6 The Council issued the decision on the 17th August 2016, and an Appeal was lodged by the Applicants in December 2016 (Appeal Ref: 3166089). A Unilateral Undertaking was submitted as part of the Appeal, to overcome the second reason for refusal.

3.7 The Appeal visit took place on the 21st August 2017, and the Inspector's decision was issued on the 13th September 2017. The following is a summary of the decision:

- *The bespoke designed properties would sited in a fairly loose fashion, but would inevitably give the appearance of 2 cul-de-sac developments;*
- *Such a type of development is not present on the east side of the lane and would inevitably, and despite the presence and retention of much of the sites perimeter planting, have a sub-urbanising effect on the appearance and feel of the site and the area;*

- *Such an effect would be added to by the construction of the new access for the southern cul-de-sac, especially in an area where the character of the lane alters to the feel of a rural lane heading out into the countryside;*
- *The addition of additional motorised traffic to serve the net 7 new dwellings would also have an adverse effect on the character of the OBCA, creating a small, yet perceptible increase in traffic along the very quiet upper reaches of the lane;*
- *The proposals would therefore alter both the character and the appearance of the Conservation Area, having an adverse effect and consequently neither preserving nor enhancing the character and appearance of the OBCA;*
- *I note that the land to the east appears to be allocated for housing in the Local Plan. However, I have very little information on the precise details of such land and it is not clear therefore how this substantial allocation would affect the OBCA;*
- *I note in this context that the footprint of the existing Pyotts House is set closer to the monument than any of the proposed new units, and that the layout plan details a safeguarded zone to the rear of plot 2, 3 and 8. Conditions could ensure that this safeguarded zone was protected from inappropriate development or landscaping;*
- *I do not consider that the proposals would harm the specific setting of the SAM;*
- *I consider that the proposal would have less than substantial harm to the significance of the Conservation Area;*
- *In such circumstances the harm should be weighed against the public benefits of the proposal, including securing its optimum use;*
- *The proposal would create economic and social benefits by the development and construction of the proposal and the effects of the new residents of the scheme. However, it appears that there is no particular lack of housing supply in the area, which reduces the weight that I can give to such benefits;*
- *The proposals would however provide 3 affordable housing units and a management plan for Pale Park;*
- *I place material weight on such benefits;*
- *I consider the site to be within a built up area and thus not previously developed;*
- *Less than substantial harm does not equate to a less than substantial objection, and I give substantial importance and weight to the desirability of preserving or enhancing the character and appearance of the OBCA;*
- *Whilst I place material weight on the identified public benefits of the scheme, I do not consider that they outweigh the less than substantial harm that would be caused to the OBCA;*
- *I therefore conclude that the proposal would neither preserve or enhance the character and appearance of the Old Basing Conservation Area;*
- *There are high levels of local concern over the potential dangers that the increase in traffic caused by the proposal could lead to on Pyotts Hill;*
- *The proposed development of 9 houses would clearly increase the frequency of cars using the road, as well as more limited occurrence of delivery lorries etc. Its positioning at the end of the street also means that the majority of such traffic would be travelling down the entire length of the road;*
- *However, 9 houses, and in effect 7 new ones given the existence of 2 already on site would not give rise to significant amounts of road traffic;*
- *There is not a significant difference between the estimations if the appellant and the observations of local residents on the amount of traffic currently using the road, and I do*

not consider that the additional traffic generated by 7 houses; estimated by the appellant to around an extra 45 vehicle movements a day, a number acknowledged by the Council to not be unreasonable, would lead to severe adverse impact on the safety of the road;

- *I also note that the Council's highway Officer has no objections to the proposal;*
- *I therefore conclude that the proposal would not have a significant adverse effect on highway safety on Pyotts Hill;*
- *A unilateral undertaking was submitted with the appeal concerning matters of affordable housing, a management plan for the scheduled monument, and also including a contribution towards the Old Basing Village Hall. The lack of such an undertaking formed a second reason for refusal of the planning permission. However, given that I am dismissing the proposal on other grounds, I have not considered this matter further, other than in my consideration of the public benefits above; and,*
- *Whilst I have found that the proposals would not have a significant effect on highway safety, this does not alter my conclusions that the proposal would neither preserve nor enhance the character and appearance of the Old Basing Conservation Area.*

3.8 The Appeal was dismissed.

Application No. 18/03568/FUL

3.9 This application sought full planning permission for the 'Erection of 3 no. detached dwellings; with associated garaging, parking, turning, landscaping and private amenity space', and sought to address the reasons that the 2017 Appeal was dismissed. The proposals were originally presented as a scheme for 4 no. detached dwellings, but amended plans were submitted during the course of the application, following concerns expressed by the Council.

3.10 The following is a summary of the statutory consultation responses received in respect of this application, as set out in the Committee Report:

- **Old Basing Parish Council:** Objection.

Initial plans: "Old Basing and Lychpit Parish Council resolved to object to this application for the following reasons;

- 1) The bin collection would break the hedge line.*
- 2) Against The Neighbourhood plan's desire to enhance and preserve the character of the conservation area.*
- 3) It will impinge on Park Pale.*
- 4) Statutory objections have been raised. An opinion is awaited from the conservation officer and Historic England".*

Comments on amended plans: "The original objections are still applicable despite the reduction of the number of houses to three. The Parish Council supports the objections of the neighbours. Objections are as follows;

1) It is out of keeping in an attractive part of the conservation area, therefore against the local/neighbourhood plan. The conservation and biodiversity teams have objected to this application for good reason.

2) The road is too narrow to support additional traffic. The bin lorry has to back up the road to get there. When the bushes hedgerows etc. grow in the summer parts of the road are only 2.8mtrs wide, so would not allow cyclists, pedestrians to walk safely when there is busy traffic. The Parish Council are disappointed to note that Highways have not raised any objections. They need to view at busy times and in the summer to see the problems caused.

3) Park Pale, as an ancient monument, must be protected”;

- **Hampshire Highways:** No objection subject to conditions;
- **Historic Environment:** No objection subject to conditions and clarification requested with regards to 1.8m fencing;
- **Trees:** No objection subject to conditions;
- **Biodiversity:** No objection subject to conditions;
- **Landscape:** No objection subject to condition;
- **Waste:** No objection;
- **HCC Archaeology:** No objection subject to condition;
- **Historic England:** No objection subject to amended landscaping scheme; and,
- **Environmental Health:** No objection subject to conditions.

There were over 50 letters of objection from members of the public, and one letter of support.

3.11 Whilst the Application was reported to Development Control Committee on the 11th December 2019, with a recommendation for Approval members resolved to refuse planning permission for the following reasons:

1. The proposed development would not make the optimal use of the site which is within the Settlement Policy Boundary and as such would be contrary to paragraph 123 a) and d) of the National Planning Policy Framework (February 2019). The proposed development would not provide dwellings of a scale and mix which would meet the need for smaller units as identified in Policy OB&L 8 (Housing Mix) of the Old Basing and Lychpit Neighbourhood Plan 2015-2029, and would be contrary to Policy CN3 of the Basingstoke and Deane Local Plan 2011-2029.
2. In the absence of a detailed management plan to protect/preserve the Scheduled Monument the proposed development would result in less than substantial harm to the Scheduled Monument and the setting of the Old Basing Conservation Area as a designated heritage asset for which there would be no significant public benefit. The proposal is therefore contrary to Policy EM11 of the Basingstoke and Deane Local Plan

2011-2029, and Policy OB&L 6 (Protection of Historic Environment) of the Old Basing and Lychpit Neighbourhood Plan 2015-2029, and would fail to accord with the National Planning Policy Framework (Section16) (February 2019).

3.12 The Council issued the decision on the 13th December 2019.

Application No. 20/00922/FUL

3.13 This is the most recent application that was submitted on the site. It sought full planning permission for the 'Erection of 4 no. dwellings; with associated garaging, parking, turning, landscaping, private amenity space and access', and sought to address the reasons for refusal relating to Application No. 18/03568/FUL.

3.14 The following is a summary of the statutory consultation responses received in respect of this application, as set out in the Committee Report:

- **Old Basing Parish Council:** Objection:

Initial comments: The Parish Council STRONGLY OBJECTS to this application, for the same reasons as stated within both responses to the previous application for the same site (18/03568/FUL);

- a) Any development in this location is against the local/neighbourhood plan and does nothing to enhance or protect this part of the Conservation Area.*
- b) This application impinges on Park Pale (ancient monument) which must be protected at all costs.*
- c) The access to this location is completely inadequate for such development and serious safety concerns would be created for all road users as a result, both during construction and afterwards.*

The Committee also entirely supports the many resident's comments provided to the Planning Department for this new application.

Further to the previous application already having being REFUSED by the Development Control Committee in December 2019, the Parish Council feels that it is unjust to have submitted any new application and particularly at a time when a fair and appropriate assessment of all opinions cannot be canvassed.

Further comments to amended documents:

“The Parish Council's original objections still stand.”

- **Chineham Parish Council:** No comment.
- **Hampshire Highways:** No objection subject to conditions.
- **Historic Environment:** Would have `less than substantial harm` to the character and appearance of the conservation area
- **Housing:** No objection subject to legal agreement to secure affordable housing contribution
- **Trees:** No objection subject to conditions.
- **Biodiversity:** No objection subject to conditions.
- **Landscape:** No objection subject to condition.
- **Waste:** No objection.
- **HCC Archaeology:** No objection subject to condition.
- **Historic England:**

Initial comments: The management plan is inadequate

Further comments to amended Heritage Management Plan: No objection subject to condition

- **Natural England:** No adverse comments/standing advice.
- **Environmental Health:** No objection subject to conditions.

There were over 58 letters of objection from members of the public, and one letter of support.

3.15 Whilst the Application was reported to Development Control Committee on the 11th August 2021, with a recommendation for Approval members resolved to refuse planning permission for the following reasons:

1. The proposal would lead to the sub-urbanisation of the site, eroding its rural character, including through tree removal, introducing built form where there is currently not any, and subsequently harming the character and appreciation of protected designated heritage assets. The proposal would result in a harmful impact to the Park Pale/Pyotts Hill entrenchment Scheduled Monument, which is a well-preserved example of an entrenchment and a boundary marker in the landscape. The proposal would neither preserve nor enhance the character and appearance of the Old Basing Conservation Area. The proposal is contrary to Policy EM11 of the Basingstoke and Deane Local Plan 2011 - 2029, the Heritage Supplementary Planning Document (2019) and the National Planning Policy Framework (July 2021).
2. In the absence of a suitable legal agreement, or justification for the absence of a legal agreement, the proposed development does not make provision for an equivalence based contribution towards off-site affordable housing, contrary to Policy CN1 of the Basingstoke and Deane Local Plan 2011- 2029, the Housing Supplementary Planning Document (SPD) (2018), and the Planning Obligations for Infrastructure SPD (2018) and the National Planning Policy Framework (July 2021).

3.16 The Council issued the decision on the 13th August 2021.

3.17 This current application has sought to address these two previous reasons for refusal. In terms of the first reason for refusal, we have amended the scheme so that there is a reduction in built form and sited it away from the scheduled monument. With regards, the second reason for refusal, the site area is less than 0.5Ha and therefore falls below the affordable housing threshold.

4. Development Proposals

4.1 Full Planning Permission is sought for the:

“Erection of 2 no. dwellings; with associated garaging, parking, turning, landscaping, private amenity space and access”.

4.2 The Application Site extends to approximately 0.37Ha, and comprises part of the southern garden area to Pyotts House.

4.3 The Applicants are proposing to erect 2 no. detached dwellings, following the removal of an existing tennis court.

4.4 Both dwellings will have 4 bedrooms.

4.5 Standing side-by-side, the dwellings have been orientated westwards, with their principal elevations facing Pyotts Hill. They will be set back from the road by a generous distance, whilst a 20m buffer has been left between Plot 2 and Pyotts Hill Copse to the south, as required under the previous applications on the site.

4.6 Each of the dwellings will be two storeys in height, whilst the associated garaging will be lower – single storey.

4.7 In terms of materials, a traditional palette will be used. Walls will be of brick construction, whilst the roof coverings will be plain clay tiles. The windows and doors will be timber framed.

4.8 With regards to access, the Applicants are proposing to utilise the existing access point (along the western boundary of the site (see image overleaf)) to serve the two new dwellings. If necessary, the width of the junction can be increased, and existing vegetation trimmed back to improve sight lines in both directions. A private access drive will connect the proposed dwellings with Pyotts Hill.



Existing access out onto Pyotts Hill

- 4.9 Pyotts House and The Cottage will continue to be served off the same access point.
- 4.10 Appropriate levels of car parking, turning and private amenity space will be provided. With regards the former, the Applicants are proposing a detached garage building for Plot 1 and an attached garage for Plot 2.
- 4.11 There will be opportunities within the site for additional landscaping, to define the plots and help to assimilate the new dwellings into this location.
- 4.12 Storage will be made available on site for both bicycles, and refuse/recycling – in line with the Council's adopted standards.

5. Planning Statement

- 5.1 The purpose of this Planning Statement is to assess the proposed development against the provisions of the Development Plan and other material considerations, in particular the National Planning Policy Framework (NPPF).
- 5.2 This approach is endorsed by the Planning and Compulsory Purchase Act 2004 (Sec. 38), the practical workings of which are set out at paragraph 2 of the NPPF, which states that:

“Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions”.

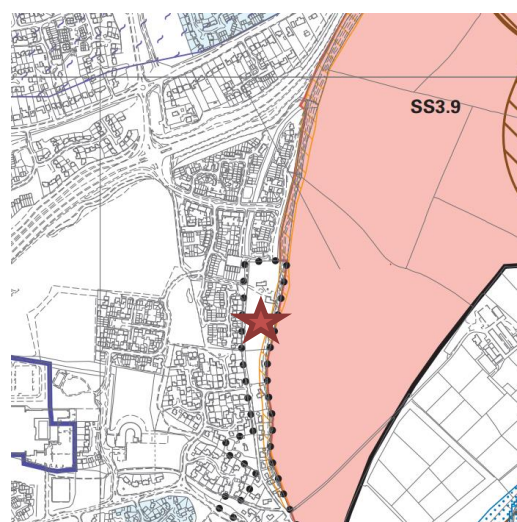
Planning Policy Context

The Development Plan

- 5.3 The Development Plan for the area, for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004 and the consideration of this Application, comprises the Basingstoke & Deane Local Plan (2011-2029 (BDLP)), which was adopted on the 26th May 2016, and the Old Basing & Lychpit Neighbourhood Plan (2015-2029).

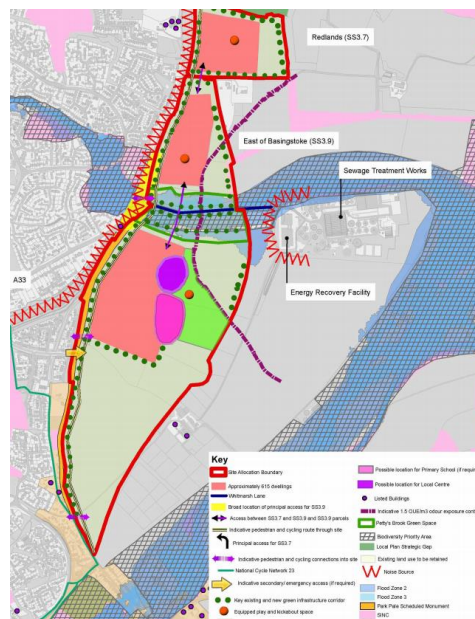
Basingstoke & Deane Local Plan (May 2016 (BDLP))

- 5.4 The Application Site falls within a defined Settlement Policy Boundary and a designated Conservation Area, as illustrated on the BDLP Proposals Map (see image overleaf). It *does not* fall within the North Wessex Downs AONB.



BDLP Proposals Map Extract
(Source: www.basingstoke.gov.uk)

- 5.5 Immediately to the east of the site is the 'East of Basingstoke' allocation (**Policy SS3.9**), which is a 67.8Ha site earmarked to deliver a 'high quality mixed-use development' – including 615 dwellings. The corresponding 'East of Basingstoke and Redlands Development Brief Supplementary Planning Document includes an Indicative Development Framework Plan, which shows that the land immediately to the east of the Application Site will be retained in its existing use.
- 5.6 As yet, no corresponding planning application has been submitted on this site.



Indicative Development Framework Plan (extract)

(Source:

<https://www.basingstoke.gov.uk/content/page/51505/East%20of%20Basingstoke%20and%20Redlands%20Development%20Brief%20-%20adoption%20version%20-%20for%20web.pdf>)

- 5.7 **Policy SD1** sets out the Council's **presumption in favour of sustainable development**, consistent with paragraph 11 of the National Planning Policy Framework. The principle of sustainable development is recognised as being central to the Council's spatial strategy, with a commitment to taking a *positive approach* to the consideration of development proposals.
- 5.8 **Policy SS1 (Scale and Distribution of New Housing)** of the BDLP sets out a general presumption in favour of new development within the defined Settlement Policy Boundaries, which contribute to social, economic and environmental well-being.
- 5.9 **Policy CN1 (Affordable Housing)** requires development proposals of less than 5 net residential units to pay a financial contribution of the equivalent value towards the provision of affordable housing in the Borough.

- 5.10 **Policy CN3 (Housing Mix for Market Housing)** requires development proposals, to provide evidence, proportionate to the scale of development proposed, to justify the mix.
- 5.11 **Policy EM1 (Landscape)** is a generic policy relating to landscape. It requires all proposals to be sympathetic to the character and visual quality of the area concerned.
- 5.12 **Policy EM4** relates to **Biodiversity, Geodiversity and Nature Conservation**.
- 5.13 **Policy EM10 (Delivering High Quality Development)** is a generic design policy, which requires all development to be of a high quality, and to respect the local environment and amenities of neighbouring properties.
- 5.14 **Policies EM9 (Sustainable Water Use), and EM12 (Pollution)** are also relevant to the consideration of this application.
- 5.15 **Policy EM11 (The Historic Environment)** requires all development to conserve or enhance the quality of the Borough's heritage assets in a manner appropriate to their significance.

Old Basing & Lychpit Neighbourhood Plan (July 2018 (NP))

- 5.16 The NP was made at Full Council on the 19th July 2018. It was prepared by a team of residents and volunteers on behalf of the Parish Council to support sustainable development envisaged by the BDLP consonant with the local environment and amenity of the Parish.
- 5.17 **Policy OB&L 3 (Settlement Policy Boundary)** confirms that new housing development will be focussed within the Settlement Policy Boundaries (SPBs) of Old Basing & Lychpit. Indeed, proposals for development located within the SPBs will be *supported* provided they accord with relevant policies in the NP and other relevant development plan policies.
- 5.18 **Policy OB&L 6 (Protection of Historic Environment)** seeks to conserve and enhance any designated heritage asset (and their settings), for their historic and architectural significance and their importance to local distinctiveness, character and sense of place.
- 5.19 With regards the **appearance of development, Policy OB&L 7** states that:
- *All new developments should have regard to guidance as set out within the Old Basing & Lychpit Village Design Statement 2006, to recognise and integrate the distinctive local character of the parish, including the special character and appearance of the conservation area where appropriate, and sensitively contribute to creating buildings of a high architectural quality and design commensurate with their location;*
 - *New development should have sympathetic regard to the scale, siting, roof lines, materials, fenestration and colour palette of neighbouring buildings where this is required to create a high quality streetscene which respects the character of the area”.*

- 5.20 **Policy OB&L 8 (Housing Mix)** requires all proposals for new housing development to demonstrate how the types of dwellings provided will help ensure a balanced mix of housing for the Parish, particularly through the provision of dwellings designed for smaller households.

National Planning Policy Framework (NPPF)

- 5.21 The new National Planning Policy Framework (NPPF) was published in July 2018 and subsequently revised in 2019 and 2021. It outlines the purpose and role of the planning system in delivering sustainable development which meets three independent roles – economic, social and environmental. The NPPF is a very important material planning consideration and replaces a raft of former Planning Policy Guidance Notes, Planning Policy Statements and other documents into a consolidated national planning policy framework. The ‘National Planning Practice Guidance’ (NPPG) was published in March 2014 and is also a material consideration.
- 5.22 A ‘presumption in favour of sustainable development’ is at the heart of the Framework, to deliver the economic, social and environmental objectives underpinning the document, outlined in paragraph 8. The policies of the NPPF, taken as a whole, constitute the Government’s view of what sustainable development means in practice for the planning system.
- 5.23 Paragraph 11 of the NPPF confirms local planning authorities (LPAs) should positively consider *“approving development proposals that accord with an up-to-date development plan without delay”* unless material considerations indicate otherwise. In other cases, where there are no development plan policies, or the policies which are most important for determining the application are out-of-date, LPAs should grant permission unless:
- “
- i. *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *Any adverse impacts of doing so would be significant and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.*
- 5.24 Paragraph 38 requires that local planning authorities *“approach decisions... in a positive and creative way”*, and should *“work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”*.
- 5.25 Paragraph 47 confirms planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

- 5.26 In support of this application, paragraph 60 of the NPPF sets out the need for Local Planning Authorities to significantly boost the supply of housing.
- 5.27 Paragraph 69 of the Framework recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area.
- 5.28 Paragraph 79 of the NPPF states that *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services”*.
- 5.29 Paragraph 110 of the Framework notes that when assessing specific applications for development, it should be ensured that:
- “a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
 - b) safe and suitable access to the site can be achieved for all users;*
 - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and*
 - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree”*.
- 5.30 Paragraph 119 of the Framework notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 120 outlines support for development of under-utilised land.
- 5.31 Paragraph 124 supports development that makes efficient use of land.
- 5.32 Paragraph 126 calls the *“creation of high quality, beautiful and sustainable buildings and places... fundamental to what the planning and development process should achieve”*.
- 5.33 Paragraph 130 updates national policy guiding principles of design. Decisions should ensure that developments, *inter alia*, *“will function well and add to the overall quality of the area”, “are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”, “are sympathetic to local character and history... while not preventing or discouraging appropriate innovation or change (such as increased densities)”, “optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development...”, and ensure “a high standard of amenity for existing and future users”*.

- 5.34 Paragraph 134 of the same document encourages LPAs to give significant weight to raising the standard of design generally in an area.
- 5.35 Paragraph 180 confirms the four principles to conserve and enhance biodiversity.
- 5.36 Section 16 of the Framework provides guidance on conserving and enhancing the historic environment. Indeed, paragraph 189 of the same document notes that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 5.37 Paragraph 197 of the NPPF requires LPAs (when determining applications) to take account of:
- The desirability of sustaining and enhancing the significance of heritage assets;
 - The positive contribution that conservation of heritage assets can make to sustainable communities; and,
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 5.38 With regards to considering potential impacts, the NPPF notes that great weight should be given to the heritage asset's conservation. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 5.39 Paragraph 195 of the Framework confirms that *"where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss....."*.
- 5.40 Where the level of harm caused to a designated heritage asset is 'less than substantial' the NPPF states that *"this harm should be weighed against the public benefits of the proposal....."*.
- 5.41 Paragraph 207 of the Framework recognises that not all elements of a Conservation Area will necessarily contribute to its significance.

Other Relevant Guidance

- 5.42 The following planning design guidance and supplementary planning guidance / documents are relevant to the consideration of this application:
- Old Basing Conservation Area Appraisal (2003);
 - Old Basing & Lychpit Village Design Statement (2006);
 - Design & Sustainability Supplementary Planning Document (2018);

- Housing Supplementary Planning Document (2018);
- Landscape, Biodiversity and Trees Supplementary Planning Document (2018);
- Parking Standards Supplementary Planning Document (2018);
- Planning Obligations for Infrastructure Supplementary Planning Document (2018);
- Heritage Supplementary Planning Document (2019)
- Basingstoke & Deane Landscape Character Assessment (2001);
- Manual for Streets 1 & 2 (2007/2010); and,
- National Planning Practice Guidance (March 2014).

Planning Assessment

The Key Issues

Is the proposed development acceptable in principle? Yes

- 5.43 The Application Site falls wholly within a defined Settlement Policy Boundary, where there is a general presumption in favour of residential development having regard to Policy SS1 of the BDLP and Policy OB&L 3 of the NP.
- 5.44 The Council accepted the principle of residential development on this site under previous Application No's 15/02303/FUL, 18/03568/FUL and 20/00922/FUL.
- 5.45 It is also worth noting that the land immediately to the east of the site is the 'East of Basingstoke' allocation (Policy SS3.9), which is a 67.8Ha site earmarked to deliver a 'high quality mixed-use development' – including 615 dwellings.

Is an appropriate mix of housing being provided? Yes

- 5.46 The mix of development has been amended from what was proposed under Application No. 20/00922/FUL.
- 5.47 Indeed, the number of proposed dwellings has been decreased to two (from four), and of these, one will be a smaller (3 bedroom) units – consistent with the requirements of
- 5.48 The mix of housing is considered to be consistent with the pattern and grain of existing development in this part of the Old Basing. As such, the proposed development is also considered to accord with Local Plan Policy CN3, which requires development to be appropriate to the size, location and characteristics of the site; and, be appropriate to the established character and density of the neighbourhood.
- 5.49 Although the proposed development is a reduction in quantum from the three previous applications on the site, it is worth noting that the site area is much reduced from these

previous schemes and as such the proposed development still makes effective and efficient use of the site.

5.50 There is no need to make an affordable housing provision in this instance.

Would the proposal harm the amenity of existing/proposed residents? No

5.51 The previous scheme on this site, raised no concerns from the Council in respect of residential amenity. The same should apply to the current scheme.

5.52 The dwellings have been sited having regard to the usual separation distances that you would expect for a development of this nature. They have been set back a good distance from Pyotts Hill, ensuring that there is no direct overlooking into any of the properties at Pecche Place that back onto Pyotts Hill. This relationship is reinforced by the strong belt of soft landscaping along the western-most boundary of the site, which is proposed to be retained.

5.53 The relationship between Pyotts House and Plot 1 has been carefully considered. To avoid any direct overlooking, the first floor window on the northern elevation to Plot 1 will be obscure glazed.

5.54 The proposed dwellings will all benefit from generously sized rear garden areas. Pyotts House will have a smaller garden than it does at the moment, however, it is still a good sized area that will be both private and useable.

Would the proposal harm the character and appearance of the Conservation Area? No

5.55 The first reason for refusal associated with Application No. 20/00922FUL stated that the proposal would lead to the sub-urbanisation of the site, eroding its rural character, including through tree removal, introducing built form where there is currently not any, and subsequently harming the character and appreciation of protected designated heritage assets. It went onto note that the proposal would result in a harmful impact to the Park Pale/Pyotts Hill entrenchment Scheduled Monument, which is a well-preserved example of an entrenchment and a boundary marker in the landscape.

5.56 In response to this, we have reduced the quantum of development from four dwellings down to two, and shifted the house further away from the scheduled monument to the east. As many of the existing trees will be retained as possible and there will be plenty of green space retained beyond the site to both the north and south. The semi-rural character of the site will therefore be preserved.

Would the proposal harm the significance of any other heritage assets? No

- 5.57 Please refer to the Heritage Statement and detailed Management Plan submitted as part of this application.
- 5.58 The Application Site is not considered to be within the setting of any listed buildings or any notable buildings within the Conservation Area, and the proposed dwellings are an appropriate distance away from the Pyotts Hill Entrenchment (being further away than Pyotts House is (see image below)).



View towards Pyotts Hill Entrenchment.

Would the proposal cause unacceptable harm to highways safety? No

- 5.59 The proposed development will generate less traffic than the previous scheme from 2017 on the site, which the Appeal Inspector found acceptable from a highway safety point of view. Furthermore, Highways raised no objection to the previous application on the site.
- 5.60 Each of the proposed dwellings will benefit from appropriate on-site parking and turning, with vehicles able to enter and leave the site in a forward gear.
-
- 5.61 **In summary**, the proposed development is consistent with all relevant policies that form part of the Development Plan for the area, as well as guidance in the NPPF, Conservation Area Appraisal and Village Design Statement. The proposed dwellings will respect the character and appearance of the Conservation Area, and respond positively to the character, form and appearance of surrounding development, and respect the amenities of the residents of neighbouring properties.
- 5.63 The previous reasons for refusal have been addressed accordingly.

6. Design Statement

Achieving High Quality Design

6.1 NPPF Paragraph 130 establishes the framework for delivering high quality design. The assessment undertaken provides the basis for meeting these principles, while balancing the needs of the community as a whole, neighbouring residents, a developer delivering a viable scheme, policy requirements and local contextual factors.

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);***
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;***
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and***
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.***

6.2 The relevant policies EM1, EM10, E11 of the BDLP, policies OB&L 6, OB&L 7 of the NP and additional guidance in the NPPF (Sections 12 & 16), CAA and the VDS, are also so relevant to securing high quality design.

Development Principles

6.3 The following were considered to be important principles in respect of the design of any development on the site:

- Make effective use of the site;
- Be no taller than two storeys in height, ensuring that development sits comfortably in this edge of settlement location, consistent with the scale of other properties in this part of the Parish;
- Respect the pattern and grain of development along the eastern side of Pyotts Hill, allowing generous visual separation between the proposed dwellings, and avoiding a cul-de-sac arrangement;
- Minimise the landscape and visual impact of the development;
- Be in keeping with the local character of the area;
- Be a well-articulated and interesting design that makes a positive contribution to the semi-rural character and appearance along the northern part of Pyotts Hill;
- Use an appropriate palette of materials;
- Allow sufficient space between the proposed dwellings and the scheduled monument to the east;
- Ensure no material loss of amenity to neighbouring properties; and,
- Retain existing soft landscaping where possible, and reinforce where necessary.

Access Principles

- 6.4 Following the comments of the previous Appeal Inspector and the Highways Authority (under the most recent application), the Applicants are proposing to utilise the existing access point (along the western boundary of the site) to serve the two new dwellings. If necessary, the width of the junction can be increased, and existing vegetation trimmed back to improve sight lines in both directions. A private access drive will connect the proposed dwellings with Pyotts Hill.
- 6.5 Pyotts House and The Cottage will continue to be served off the same access point.
- 6.6 Car and cycle parking will accord with the Council's standards, whilst sufficient turning will be provided on site to allow vehicles to enter and leave in a forward gear.

Use

- 6.7 The site falls within a defined Settlement Policy Boundary where the principle of new residential development is acceptable, having regard to Policy SS1 of the BDLP and Policy OB&L 3 of the NP.
- 6.8 The Application Site is currently in residential (C3) use, and this will not change as a result of this proposal. This is a natural and logical site for additional development, being part of an established residential area, in a sustainable location.

Amount

- 6.9 The proposed dwellings will sit comfortably in this location, and not compromise the pattern and grain of development seen in this part of the village. The size of the houses is not uncharacteristic of what is seen in the vicinity of the site, and it assist in widening the choice of high quality homes.
- 6.10 The NPPF advocates the more effective use of land, and whilst the number of houses has reduced down to two, the red line site area has decreased as well. As such, the proposed development still represents the optimal use of the red line site.
- 6.11 The proposal seeks to increase the number of dwellings in this part of the village by just two. They will be 4 bedroom properties that will sit within plots of a commensurate size. The proposed density is considered acceptable in this location, and will make more effective use of this underused piece of garden land.
- 6.12 The site is clearly capable of accommodating the amount of development proposed in this instance, without appearing cramped or contrived, and whilst still allowing for appropriate levels of private amenity space, turning, parking, and landscaping.

Scale

- 6.13 The scale and massing of the proposed dwellings has been carefully considered. The majority of the development will be two storeys in height, however lower elements have been incorporated into the design to break up the mass of the buildings and to add a degree of visual interest.
- 6.14 The Applicants feel that the new dwellings will sit comfortably in this location, reinforcing local distinctiveness, but without appearing overbearing or over dominant when viewed from Pyotts Hill and neighbouring properties.
- 6.15 We feel that the proposed units are of a scale that is characteristic of other properties in this part of Old Basing, the large majority of which are two storeys in height (see image overleaf). They will add to the range of different properties seen in this part of the village, without compromising existing amenity or the landscape and scenic quality of the area.
- 6.16 The dwellings will be positioned on a lower part of the site, where they sit discreetly in the streetscene. Ground floor slab levels can be agreed by way of an appropriately worded condition.



Two storey development at Pecche Place

Layout

- 6.17 The Applicants are proposing to erect two new dwellings on land to the south of Pyotts House.
- 6.18 They will each be orientated on a west-east axis, with the principal elevations addressing a new private drive that will run along the inside of the western boundary, as well as Pyotts Hill beyond. They have been set back from the adjoining road by a generous distance, allowing the existing belt of soft landscaping to be retained, and to reduce the prominence of the buildings in the streetscene. They will stand side-by-side to each other, broadly in line with the western elevation to The Cottage.
- 6.19 The proposed layout is considered to be an appropriate design response in this instance. It strikes an appropriate balance between making more effective use of the land, whilst respecting the pattern and grain of development in this location. Each dwelling will benefit from an appropriate amount of space around it, and the usual separation distances you would expect for a development of this nature have been adhered to accordingly.
- 6.20 The layout of the buildings ensures that the site will continue to benefit from a sense of openness and space going forward. The set back of the houses means that they will sit discreetly on the site, and not appear visually prominent in the streetscene.
- 6.21 The previous Appeal Inspector recognised this part of Pyotts Hill as being semi-rural in its feel, and this is reflected in the CAA as well. The way in which the proposed dwellings have been arranged is respectful of the grain of development along this part of Pyotts Hill, within the Conservation Area. Furthermore, the proposed layout overcomes the Inspector's previous concerns regarding cul-de-sac development and the suburbanisation of the site.

- 6.22 The proposed dwellings will all sit in spacious plots, benefitting from large areas of useable private amenity space, and with appropriate distances left between themselves and the nearest properties – thus ensuring no issues in terms of loss of amenity. There are no issues of loss of light resulting from the positioning of the proposed buildings.
- 6.23 The internal arrangement of the proposed dwellings is shown on the proposed floor plans.

Appearance

- 6.24 The proposed dwellings will be of a high standard design and attractive appearance, adding interest to the area, and complementing local building styles. The aim of this scheme is to create a modest number of open market houses, within an attractive and sustainable environment.
- 6.25 There is no strong architectural theme in this part of Old Basing. As such, the Applicants have sought to respond to the variety in the character and appearance of properties in the area, through incorporating an appropriate palette of materials; including brick (walls), plain clay tiles (roof), and stone (headers/cills).
- 6.26 This scheme is of a high-quality design, which will provide an attractive form of development, drawing on both the local vernacular and the character of the Parish generally. It is not intended to be a pastiche – moreover it is sensitive to the character of the village without copying any particular style. It will add interest to the variety of properties seen in this part of Old Basing, and provides an opportunity to raise the standard of design in the area generally.
- 6.27 Details of materials can be secured by way of an appropriately worded condition.

Landscaping

- 6.28 The site is extremely well contained, with strong belts of soft landscaping wrapping around the full extent of the curtilage to Pyotts House and The Cottage. Tree planting along the front of the site is recognised in the Conservation Area Appraisal as being of ‘townscape significance’. However, none of the trees on site are known to be the subject of a Tree Preservation Order.
- 6.29 The Applicants are keen to see as much of the existing vegetation kept as part of this proposal, as it is considered to contribute to the semi-rural and verdant setting of the site, and also provides screening into and out of the site.
- 6.30 Inevitably some of the existing tree planting will need to be removed to facilitate the proposed development, but this has been minimised as much as possible. The trees to be removed are

shown on the Site Plan submitted as part of this application (which should be read in conjunction with the submitted Arboricultural Impact Assessment), and it is noteworthy that the Council's Tree Officer was satisfied with the previous scheme – which showed a greater amount of tree removal.

- 6.31 There is the opportunity to introduce ornamental planting, and new trees within the garden areas, which in turn will soften the proposed development, allow it to nestle comfortably into this landscape setting, and reinforce the character of the site.
- 6.32 The Applicants recognise that this is an edge of settlement location, and that elements of the existing vegetation make a positive contribution to the site, the Conservation Area and the wider landscape setting. The Applicants are therefore committed to providing an attractive form of development, and are prepared to accept an appropriately worded hard and soft landscaping condition, to ensure that a solution can be agreed with the Council prior to development commencing.

7. Access Statement

Existing Arrangements

- 7.1 Pyotts House and The Cottage currently share a singular vehicular access point, which forms a junction with Pyotts Hill to the west. It is located approximately 65m from the northern boundary of the development site.

Proposed Arrangements

- 7.2 The Applicants are proposing to utilise the existing vehicular access point to serve the two new dwellings, as well as Pyotts House and The Cottage. Existing vegetation can be trimmed back to improve visibility splays in both directions.
- 7.3 A private drive will extend southwards along the western side of the site, and will terminate outside Plot 2.

Traffic Generation

- 7.4 The proposed development will generate less traffic than the previous Appeal scheme, which the Appeal Inspector found acceptable from a highway safety point of view. The following is the relevant extract from the Inspector's decision letter:

"There are high levels of local concern over the potential dangers that the increase in traffic caused by the proposal could lead to on Pyotts Hill. From my own observations Pyotts Hill varies in width over its length from its junction with Bartons Lane to the south up to its end by the appeal site access. There are no footpaths, limited kerbs and no street lighting, and, as described above, the road has the character of a rural lane for much of its length.

21. It is clear that the lane is well used for recreational purposes, including for walking or cycling, with the rural character of the lane and its connections to various rights of way, as well as the denser residential areas to the north and west ensuring that it provides a convenient walking route for many. I also note its status as part of the National Cycle Network. There are a limited number of properties located along the lane and being a dead end street the levels of motorised traffic will be fairly low. Indeed, during my site visit, which admittedly took place in the middle of a working day, the numbers of cars I saw using the road were outnumbered by the numbers of pedestrians.

22. The proposed development of 9 houses would clearly increase the frequency of cars using the road, as well as more limited occurrence of delivery lorries etc. Its positioning at the end of the street also means that the majority of such traffic would be travelling down the entire

length of the road. However, 9 houses, and in effect 7 new ones given the existence of 2 already on site would not give rise to significant amounts of road traffic.

23. The Council state that all of Pyotts Hill exceeds 3.25m in width but that some parts of the road are narrower than 4.1m wide. They note that such widths are less than Sustrans guidance concerning recommended widths for cars to pass cyclists. However, whilst I note the provisions of such guidance, the Council accept that the road is wide enough to allow a car to pass a cyclist based on advice contained within the Manual for Streets.

24. I fully accept that pedestrians walking on the road can feel vulnerable when faced with approaching cars. Pedestrians rely on car drivers to exercise caution and co-operation in such circumstances. I also consider that, due to its rural nature, Pyotts Hill would not be suitable for use by large numbers of vehicles. There is not a significant difference between the estimations of the appellant and the observations of local residents on the amount of traffic currently using the road, and I do not consider that the additional traffic generated by 7 houses; estimated by the appellant to around an extra 45 vehicle movements a day, a number acknowledged by the Council to not be unreasonable, would lead to a severe adverse impact on the safety of the road. Of course there is the possibility that actual traffic levels may be slightly higher, but it is also reasonable to assume that the new car drivers would generally drive as carefully as existing cars on the road do. I also note that the Council's Highways Officer has no objections to the proposal.

25. Concern is noted over future development to the east of the street leading to additional pedestrian and cyclists using the Hill in future. However, in general terms this would be something for the future development to consider. I also note that there is no evidence of accidents occurring on the existing stretch of Pyotts Hill from Bartons Lane north, from the stated existing 23 dwellings located on the road and pedestrian, cyclist, and other use.

26. I therefore conclude that the proposal would not have a significant adverse effect on highway safety on Pyotts Hill. The proposal would comply with Local Plan policies CN9 and EM10, which together state development proposals will be permitted where they contribute to the provision of neighbourhoods that are accessible, safe and do not result in inappropriate traffic generation or compromise highway safety”.

- 7.5 It is also worth noting that the Highways Authority raised no objection to the two most recent applications on the site. Set against this backdrop, the proposed development is considered acceptable from a highways safety point of view.

Car Parking and Turning

- 7.6 The scheme incorporates sufficient on-site parking and turning, in accordance with the Council's standards.

- 7.7 In respect of turning space, sufficient room will be available for vehicles to enter and leave the site in a forward gear.

Cycle Parking

- 7.8 There is sufficient room on site for bicycles to be stored within the proposed garage building, if considered necessary, or in separate sheds within the rear garden areas.
- 7.9 Details of cycle parking can be secured by way of an appropriately worded condition.

Refuse Collection

- 7.10 Refuse collection will be as per the existing arrangement - i.e. bin/boxes taken down to the side of the highway where they are collected on the relevant day.

8. Other Matters

Flood Risk

- 8.1 The GOV.uk website confirms that the development site does not fall within either a flood zone 2 or 3. As such, the risk of flooding is low, and therefore no flood risk assessment is required in this instance.

Drainage

- 8.2 As outlined on the application forms, method of disposing of foul sewage is expected to be via mains sewer, whilst surface water drainage will go to soakaways.

Sustainability

- 8.3 In accordance with Part L1B of the Building regulations the proposed dwellings will be constructed to attain the relevant standard of energy efficiency.

Archaeology

- 8.4 A Heritage Statement and draft Heritage Management Plan have been submitted as part of this application.

Lighting Assessment

- 8.5 There will be no significant external lighting proposed, i.e. floodlighting, lit areas of car parking ensuring the site's semi-rural surroundings are preserved.

Land Contamination

- 8.6 The Application Site is not known to be a site where contamination exists, or where contamination is likely due to previous or existing uses.

Noise

- 8.7 This proposal is not considered to give rise to any unexpected noise levels within this location. Neither is the proposed development located near to a source of noise, e.g. motorway or industrial noise.

Trees

- 8.8 An Arboricultural Impact Assessment and Method Statement has been submitted as part of this application.
- 8.9 As was the case with the previous scheme, the proposed development will involve the loss of some of the existing tree cover within the site. Indeed, a number of the trees that are proposed to be removed under this current application, were also shown to be removed under the previous scheme (which raised no objection from the Council's Tree Officer).

9. Conclusion

- 9.1 This Statement outlines the reasons why the Council should grant planning permission.
- 9.2 In policy terms, the Application Site within a defined Settlement Policy Boundary, where there is a general presumption in favour of residential development. It is also worth noting that the land immediately to the east of the site is the 'East of Basingstoke' allocation (Policy SS3.9), which is a 67.8Ha site earmarked to deliver a 'high quality mixed-use development' – including 615 dwellings.
- 9.3 The design of the proposed development has been carefully considered, with the layout, form, scale and massing respecting the site's position within a Conservation Area designation, and close to a Scheduled Monument.
- 9.4 The proposed development is considered to be of a high-quality design, which will add interest and variety to the range of properties seen in this part of the Parish. An appropriate palette of materials will reinforce local distinctiveness and allow the proposed buildings to settle comfortably in this location.
- 9.5 There are no issues of overlooking or loss of privacy, and the proposed dwellings will benefit from more than sufficient space for parking and turning, as well as a generously sized garden areas.
- 9.6 There are no technical reasons why this application should not proceed to a positive recommendation, and previous concerns that led to the previous application being refused have now been overcome. It is therefore respectfully requested that planning permission be granted accordingly.