

## 1. INTRODUCTION

- 1.1. This Design, Access and Planning Statement has been produced to support the planning application for the erection of a 2no. new dwellings.
- 1.2. It should be read in conjunction with the application forms, location and site plans.
- 1.3. This statement has been produced on behalf of the applicant, JTL Rawlings.

## 2. THE SITE

- 2.1. The site is located along Boar's Bridge, Bramley Road, Little London, Tadley.
- 2.2. The site is outside any Settlement Policy Boundary (SPB) and is therefore considered to be within the countryside.
- 2.3. The site is accessed directly from Bramley Road via an existing gated access point.
- 2.4. The site is currently occupied with a single storey large barn used in connection with the storage and maintenance of classic cars.
- 2.5. There is an area of hardstanding to the side of the barn building which runs back to the access point.
- 2.6. The site is bounded to the North and East with a number of hedges and trees.
- 2.7. Further East is a horse paddock and a drive running up to a commercial yard.
- 2.8. To the West is a garage building and a dwelling which is a grade II listed building.
- 2.9. Further West is an open undeveloped parcel of land before a row of dwellings which run down towards Little London.

## 3. THE PROPOSAL

- 3.1. It is proposed to construct 2no. new detached dwellings with associated parking and garages.
- 3.2. Plot 1 is a simple formed, 4 Bed dwelling with the normal En-suites and bathrooms.
- 3.3. The front elevation has been designed to follow the dwelling next door and has been given the same 2 storey, 3 window and simple porch which is used as the listing for the heritage listing.
- 3.4. To the side of the dwelling a double garage will provide suitable space to store the usual domestic paraphernalia.
- 3.5. This dwelling will be constructed using a red multi blend brick with a grey tile over which will match closely the adjoining dwelling.
- 3.6. Plot 2 has been designed in a similar way with it being a simple 2 storey, 3 window design but this dwelling has a side garage which has been used to mark the end of the site.
- 3.7. By turning the garage through 90 degrees this will provide a clear stopping point which is felt will enhance the listed building by clearly showing the end of the plot.
- 3.8. This dwelling will provide 5 beds and the normal En-suites and bathrooms.
- 3.9. The dwelling will be constructed using the same materials as Plot 1.
- 3.10. The dwellings will both make use of the existing access point and will use a shared drive finished with a tarmac edge at the highway and then 20mm gravel.
- 3.11. The rear garden areas will be enclosed with a mix of 1.2m post and 3 rails, hedging and 1.8m closed board fencing for privacy which is in keeping with the proposed location.
- 3.12. The rear garden will provide over the required amount of amenity spaces as required by the local plan.
- 3.13. Bin collection will be at the side of the existing access adjacent to Bramley Road which is in line with the existing dwellings.
- 3.14. To the front of the site it is proposed to plant a number of trees to enhance the rural feeling of the site and provide additional screening of the dwellings.
- 3.15. Patio's and paths will be constructed around and to the rear of the dwelling using a buff finished paving slab.
- 3.16. Suitable visibility splays will be provided although it should be noted that this access is existing and in use.

## 4. THE DEVELOPMENT PLAN

- 4.1. In terms of planning policy the relevant guidance for such an application as contained within the Statutory Development Plan for Basingstoke and Deane are highlighted below.

- 4.2. The National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) are also a material consideration and sets out the national planning policies in relation to housing and other matters. The guidance contained within the NPPF which is pertinent to this application is also considered.
- 4.3. **The Basingstoke and Deane Borough Local Plan 2011-2029** as adopted on 26 May 2016 and contains the following policies:
- 4.4. The proposed site is located outside any Settlement Policy Boundary and accordingly, the most relevant policy contained within the Local Plan is Policy SS6, which seeks to prevent isolated homes in the countryside.
- 4.5. The NPPF requires Local Planning Authorities to identify a five year supply of specific deliverable sites to meet housing needs. In addition, and in line with the Housing Delivery Test published in February 2019, a 20% buffer should be added to the borough's supply.
- 4.6. At the current time the council is unable to demonstrate that it has 5 years' worth of deliverable sites. This means that policies relating to housing delivery in the boroughs adopted Local Plan and made Neighbourhood Plans are currently considered to be out of date.
- 4.7. Planning applications will therefore be considered in line with paragraph 11 of the NPPF which states that where relevant policies are considered out of date permission will be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.8. The only locations where this position would not apply is in parishes with recently made Neighbourhood Plans that allocate land for housing. The parishes with this extra protection are Whitchurch, until the end of September 2019, and Kingsclere until October 2020.
- 4.9. Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development. The three dimensions to achieving sustainable development are defined in the NPPF as: **economic, social and environmental**.
- 4.10. The economic role of the NPPF requires proposals to contribute to building a strong, responsive and competitive economy. The social role requires planning to support strong, vibrant and healthy communities and states that it should create a high quality built environment. The environmental role states that the natural built and historic environment should be protected and enhanced and should mitigate and adapt to climate change.
- 4.11. Economic**  
The proposed development would encourage development and associated economic growth through the actual physical building works. The future occupants would also undoubtedly contribute to the local economy and to the continued viability of local services in surrounding villages.
- 4.12. Social**  
The social aspect of sustainable development would be met through the contribution made to the housing stock.
- 4.13. Environmental**  
With regard to the environmental role of this development, the development could reasonably be expected to demonstrate a degree of inherent sustainability through compliance with Council supported energy efficiency and Building Regulations standards. Given the location of the proposal relative to the built forms in the immediate vicinity it is not considered to be located within an isolated location and is considered to have reasonable access to the facilities and resources of Tadley.  
Little London is served by the Hampshire Stagecoach Bus Service No14 which links Basingstoke and Tadley via Sheffield on Loddon and Bramley. The service stops in Little London three times a day Monday to Friday and twice on Saturdays with the nearest bus stops being on Silchester Road within walking distance of the site.
- 4.14. **Policy SS6:- New Housing in the Countryside.**
- 4.15. This policy has had a lot of discussion since the new plan has been adopted. The policy states that development will be permitted if the site is either:-  
(A) on previously developed land.  
(B) a rural exception site.  
(C) for the re-use of a redundant or disused permanent building.  
(D) for a replacement dwelling the is not temporary in nature.

- (E) a small scale residential development of a scale and type to meet a locally agreed need.
- (F) a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business.
- (G) on an allocated site within the Neighbourhood plan.
- 4.16. In assessing the use of the land it is clear that the site has been used in connection with storage and maintenance of classic vehicles and has a certificate of lawfulness under BDB/55349.
- 4.17. As such it is felt the site would be "Previously Developed Land" (PDL) as per the definition in the NPPF and therefore falls within policy SS6(A).
- 4.18. The second part to the policy states:
- 4.19. They do not result in an isolated form of development; and
- 4.20. The site is not of high environmental value; and
- 4.21. The proposed use and scale of development is appropriate to the site's context
- 4.22. The site is located within walking distance of Little London which has a number of facilities along with a bus connection.
- 4.23. The site is located in close proximity to other dwellings and as such it is not an isolated site.
- 4.24. The case between Braintree District Council and the Secretary of the State for Communities and Local Government dated November 2017 should be assessed with regards to the definition of isolated. They concluded that development in close proximity to other dwellings within a settlement would not be isolated taking the meaning of the term "isolated" in its ordinary context. This meaning if it is close to other dwellings and not remote then it is not isolated even if there are no local facilities and occupants are required to travel to use the nearest facilities.
- 4.25. The land does not have a high environmental value as the existing barn takes up a large amount of the site whilst the remaining are is currently hardstanding.
- 4.26. The size and scale of the proposal is within keeping to the surround area.
- 4.27. The dwellings will have large garden areas which is in-line with policy and other neighbouring properties.
- 4.28. Taking the above in to count it is felt this proposed development meets the criteria set out under Policy SS6(A).
- 4.29. It is also worth noting that a number of applications have been approved recently all within a few hundred meters of the site which were all deemed as non-isolated so it is therefore further affirmed that this site cannot be isolated.
- 4.30. In terms of Paragraph 55 of the NPPF, 2no. new dwellings on this site could also be reasonably considered to assist in enhancing and maintaining the vitality of the existing rural community of Little London, as specifically it forms a group of smaller settlements that includes Pamber Heath, Pamber End, Bramley and Tadley.
- 4.31. Clearly, in such relationships, development in one village has the ability to support existing services or makes new facilities viable in the others.
- 4.32. Noting the lack of a 5 year housing land supply meaning that these policies are out of date in the assessment of applications for housing development and that the presumption in favour of sustainable development set out in Paragraph 11 of the NPPF is activated.
- 4.33. The application site, whilst outside the SPB is considered to be in a non-isolated sustainable location.
- 4.34. Therefore whilst the social and economic benefits of the proposal could be considered to be negligible the development is considered to represent sustainable development.
- 4.35. Therefore the principle of development of 2no. dwellings is considered to be acceptable.
- 4.36. **Policy SS7: Nuclear Installations** – Aldermaston and Burghfield states that the scale of development proposed and its use will be carefully considered by the ONR.
- 4.37. Given the sites location outside the Detailed Emergency Planning Zone (DEPZ) for Aldermaston Weapons Establishment, the ONR will normally be consulted for their view of the impact of the new dwelling in the Off Site Emergency Plan.
- 4.38. Given that the dwellings will be outside the 3km zone for AWE, it is therefore felt that these are of a suitable distance from the site and No Objection will be received from the ONR.

## 5. COMMUNITY NEEDS

- 5.1. **Policy CN1: Affordable Housing** - The NPPF (2018) updates the threshold for the size of planning applications that can provide affordable housing. It requires that affordable housing 'should not be sought for residential developments that are not major developments, other than in designated rural areas'. Major development, for housing, is defined as developments of 5 or more homes, or sites with an area of 0.5ha or more.
- 5.2. This development is for 2no. dwellings and the site is under 0.5ha therefore there is no requirement for contribution.
- 5.3. **Policy CN6: Infrastructure** - refers to contributions towards additional services, facilities and infrastructure being provided as part of a new development at a rate, scale and pace to meet the needs that are expected to arise from that development.
- 5.4. The services for this development will all be provided for by the existing systems within close proximity and therefore there will be no requirement for additional infrastructure.
- 5.5. The existing access will remain as it is with the addition of tarmac and gravel finishes.
- 5.6. Should the council identify any other requirements then contributions can be applied under the S106 or CIL schemes.
- 5.7. **Policy CN9: Transport** - requires that the Council's have a flexible approach to their adopted standards, making an assessment of each development on its individual merits, and that facilities are provided to encourage sustainable modes of travel. It is considered that above adequate parking and servicing provision will be provided for development and it is in-line with Residential Parking Standards Supplementary Planning Document (SPD).
- 5.8. Occupiers of the proposed dwellings would have many local services and employment opportunities available to them within the surrounding areas, mainly Tadley and Basingstoke.

## 6. ENVIRONMENTAL MANAGEMENT AND CLIMATE CHANGE

- 6.1. **Policy EM7: Managing Flood Risk** – The site falls within Flood Risk Zone 1 and an Upstream of Critical Drainage Area as per the Local Plan.
- 6.2. The Policy states that depending upon the scale of development will determine the level of report / assessment required.
- 6.3. This application is for 2no. new dwellings and it is considered acceptable that a statement is sufficient to mitigate the risks of causing harm from flooding.
- 6.4. The dwellings will manage rainwater run off to suitable sized soakaways. A test at building regulations stage can be carried out to determine the ground capacity and a created system sized accordingly to retain and release the water at a slow rate.
- 6.5. Rain water will be collected in rainwater butts and used for watering the garden etc.
- 6.6. **Policy EM9: Sustainable Water Use** - requires that development meets a water usage efficiency standard of 110 litres or less per person per day.
- 6.7. The development will be designed to use water efficient taps and WC flushing to ensure the dwelling meets with the standards.
- 6.8. **Policy EM10: Delivering High Quality Development** - requires that development respects the amenities of neighbouring occupiers. New development should respond to its local context of buildings in terms of design, siting, density, spacing and respect a host building. Development should also make efficient use of land.
- 6.9. The development would be of a high standard of design. The dwellings have been designed to sit well within the surrounding area and respect the adjoining dwelling.
- 6.10. The dwellings will be provided with larger than the required amount of amenity space.
- 6.11. The dwellings have been designed to ensure there is no overlooking and loss of privacy of the neighbouring properties.
- 6.12. The proposal would therefore meet with the criteria of Policy EM10 of the Basingstoke and Deane Local Plan, in terms of its siting and scale.
- 6.13. **Policy EM11: The Historic Environment** – requires all development must conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance.
- 6.14. The adjoining dwelling is a grade II listed dwelling and is described as:-

*Early C19. Two storeys, 3 windows. Tile roof, stacks at each end. Painted brick walling, cambered ground-floor openings, plinth. Casements. Trellis porch.*

- 6.15. The position of the listed building to the site is approx.. 17m and given the site currently has a large barn type building that takes up most of the site it is felt the development would enhance the setting.
- 6.16. The design of Plot 2 would provide a clear stopping point at the boundary of the site.
- 6.17. The use of planting to provide screening is felt suitable to ensure the development does not compete with the listed building.
- 6.18. To the East and North of the listed building is a large undeveloped parcel of land which would be read as part of the setting of the listed building and therefore it is felt the proposed development would not impact upon the listed building.
- 6.19. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development for decision taking.
- 6.20. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. An aim of the NPPF is to deliver a wide choice of homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 6.21. This is to be achieved by ensuring a mix of housing, identifying the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.
- 6.22. The NPPF also encourages the effective use of land by re-using land that has been previously developed (brownfield land) or land that it is not of high environmental value.
- 6.23. The NPPF indicates that the Government's intention to ensure that opportunities for housing development are taken and maximised and we consider that the principle is applicable and should be applied to this application site.

## **7. CONCLUSIONS**

- 7.1. This application for 2no. new dwellings and garages will fit with the local context.
- 7.2. Furthermore, using this parcel of land would make efficient use of this land, whilst also respecting the character and scale of the surrounding dwellings.
- 7.3. The development is not isolated.
- 7.4. The development would not have an adverse impact on its setting and would be in keeping with the area and would not harm the amenities of occupiers of nearby properties or any occupants of the proposed properties.
- 7.5. The proposed access arrangements would be appropriate and would not have any adverse highway safety impacts as they are in use.
- 7.6. At the current time the council is unable to demonstrate that it has 5 years' worth of deliverable sites meaning that some policies are currently considered to be out of date and this new dwelling will make a positive contribution to the shortfall.
- 7.7. In conclusion, the development proposal constitutes sustainable development and should be approved being consistent with both Local and National government policy.