

Planning Statement

**Land at Nately Scures House,
Scures Hill, Nately Scures,
Hampshire RG27 9JR**

Prepared For
Praesta Developments

9795
July 2022



bell cornwell

CHARTERED TOWN PLANNERS

Bell Cornwell LLP, Unit 2, Meridian Office Park, Osborn Way,
Hook, Hampshire RG27 9HY

01256 766673 | info@bell-cornwell.co.uk | bell-cornwell.co.uk



CONTENTS

1	INTRODUCTION	1
	SITE AND SURROUNDINGS	1
	PLANNING HISTORY	2
	THE PROPOSED DEVELOPMENT	3
2	PLANNING ASSESSMENT	4
	THE DEVELOPMENT PLAN	4
	NATIONAL PLANNING POLICY FRAMEWORK	4
	Location of Development	5
	DESIGN AND AMENITY	8
	HOUSING MIX	9
	ACCESS, HIGHWAY AND PARKING	9
	AFFORDABLE HOUSING	10
	LANDSCAPE	10
	ECOLOGY AND TREES	11
	CIL	12
3	CONCLUSIONS	13



1 INTRODUCTION

- 1.1 This statement is prepared to accompany a full planning application made by Praesta Developments to Basingstoke and Dean Borough Council. The description of development is as follows:

“The construction of a single detached house and garage and associated access”

- 1.2 The purpose of this statement is to consider the planning merits of the proposal, to assist the Council in making their assessment. The first part of the report describes the site and sets out the relevant background to the case and provides a description of the proposed development.
- 1.3 The second part of the statement identifies the planning context, such as the relevant Development Plan, followed by a detailed assessment of the proposal. This assessment looks at the relevant planning policy position and any material planning considerations that are important in the consideration of the planning application.
- 1.4 The final section sets out the conclusions and recommends that planning permission should be approved.

SITE AND SURROUNDINGS

- 1.5 The application site (the ‘site’) is located on the South side of London Road (A30) within Nately Scures and extends to approximately 0.5 hectares. It forms part of the garden and land associated with Nately Scures House.
- 1.6 Nately Scures, although shown without a formal settlement policy boundary on the Council’s Policy Map, it is nevertheless a built up area with development extending along both sides of the A30. On the South side of the A30, there can be seen two lines of housing with the first fronting on to the road and the second set behind. There is also evidence of recent infill development on both sides of the A30.
- 1.7 It is located only a short distance from Hook which enjoys several shops and services and train station. There is also a bus service operating along the A30 which provides access to Basingstoke, Odiham, Fleet and Farnborough. The service runs approximately once hourly from Monday to Saturday. It would therefore be practical to use the bus to access shops and



facilities including regular journeys for school or work. The application site is therefore in a sustainable location in terms of its accessibility to services and facilities.

- 1.8 There are no listed or locally listed buildings close to the site, nor is the site within a conservation area or located near heritage assets.
- 1.9 The site is situated within Flood Zone 1, as shown on the Government's flood mapping for planning, meaning a low probability of flooding. There are no other known constraints on the site.

PLANNING HISTORY

- 1.10 A search of the Council online planning register reveals that planning permission was granted for a single dwelling (Linwood House) under application 19/00028/FUL, to the west of the site that has now been completed. An application had also been made prior to this for three new dwellings that incorporated part of this latest site, reference 16/02187/FUL, that was considered in 2016 and refused.
- 1.11 There is also several examples of successful applications on a number of sites within Nately Scures for new homes. The below list identifies those that gain planning permission in the last five years:
- 21/02159/PIP - Application for Permission in Principle for the residential development for 1 no. dwelling - Land On West Side Of Nately Towers, Scures Hill, Nately Scures Hampshire – Approved Sept 2021
 - 19/01977/FUL - Erection of 1 no. 5 bed dwelling with double garage and creation of a new access - Land Adjacent To Nately Towers, Scures Hill, Nately Scures RG27 9JS – Approved May 2020
 - 19/00768/FUL - Demolition of existing buildings and structures and replacement with 1 no. detached two-and-a-half storey dwelling with attached double garage, together with pedestrian and vehicular access - Land Adjoining Scures Hill House, Scures Hill, Nately Scures, Hampshire – Approved June 2019
 - 19/00028/FUL - Erection of 1 no. 5 bed dwelling and attached garage with accommodation over. Erection of a detached garage with store, swimming pool and



associated landscaping. Creation of a new access - Land At Nately Scures House, Scures Hill, Nately Scures, Hampshire – Approved May 2019

- 21/01848/FUL - Erection of 1no. six bed dwelling with associated garage and access - Land To The Rear of Nateley Place, Scures Hill, Nately Scures, Hampshire – Approved Sept 2021
- 21/02135/RES - The application is for the consideration of appearance, landscaping, layout and scale only pursuant to the outstanding matters reserved by condition 1 of the approved outline permission 16/00097/OUT (3 dwellings) - Land Adjacent Oakfield Farmhouse, Scures Hill, Nately Scures, Hampshire – Approved May 2022

1.12 In advance of this application being made, pre-application advice was sought from the Council, reference 21/03291/EN10, to consider the principle of development. The advice received confirmed that the site would need to be assessed Local Plan Policy SS6 (New Housing in the Countryside) with evidence of need. It also confirmed that the Council had a shortage in housing supply, a position that has not changed.

1.13 Whilst other matters of consideration were also referred to, and are referenced where applicable in the following statement, the overall conclusion of the pre-app advice is that development could be acceptable depending on surveys submitted.

THE PROPOSED DEVELOPMENT

1.14 The proposal is for the erection of one detached two storey dwelling with basement area and a detached double garage. A new access is also proposed.

1.15 The proposed dwelling would be set back from the road in general alignment with the rear line of residential development that already exists. It will be of contemporary design with recessed balconies and a full height glass frontage punctuated the main facades.

1.16 The proposed garage, but this would be of a design and appearance that compliments the main house. Additional parking will also be provided in front of the house, which will be approached via a long drive, with a new access to be created directly onto the A30.



2 PLANNING ASSESSMENT

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

THE DEVELOPMENT PLAN

2.2 For the purposes of this application the relevant Development Plan comprises of the:

- Basingstoke and Deane Borough Council Local Plan 2011-2029, which sets out the Council's vision and strategy for the area until 2029 and provides the basis for decisions on planning applications.
- Adopted Policies Map, which shows specific policy designations and allocated housing sites.

2.3 The policies contained within the above development plan documents have been used as the starting point of our assessment.

NATIONAL PLANNING POLICY FRAMEWORK

2.4 The National Planning Policy Framework (NPPF), which sets out the Government's planning policy aims and objectives, has also been considered. It sits outside of the statutory development plan but is a weighty material planning consideration in the determination of planning applications.

2.5 Its paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with the development plan without delay.

2.6 Paragraph 11d makes clear that:

“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting 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 significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

2.7 For the purposes of paragraph 11d 'out-of-date' means includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer).

2.8 At the time of writing, Basingstoke and Deane Borough Council was reporting that it was able to demonstrate a 4.25 years' supply of housing and therefore below the 5 year target. This means that a tilted balance in favour of sustainable development should be applied. Therefore, this is considered in the planning balance.

LOCATION OF DEVELOPMENT

2.9 Policy SS1 sets out where the Council is seeking to distribute new housing to meet its housing needs. In this case, the site lies beyond defined Settlement Policy Boundaries (SPB) where it states development will be provided by:

“Permitting exception sites located outside of defined Settlement Policy Boundaries where it meets criteria set out in the other policies in the plan or it is essential for the proposal to be located in the countryside.”

2.10 In this instance, Policy SS6 (New Housing in the Countryside) applies. This sets out several exceptions where development proposals for new housing outside of Settlement Policy Boundaries will be permitted. For the proposed development, the policy criteria 'e' applies.

2.11 This states that:

“Development proposals for new housing outside of Settlement Policy Boundaries will only be permitted where they are:...



e) *Small scale¹ residential proposals of a scale and type that meet a locally agreed need provided that:*

ix. *It is well related to the existing settlement and would not result in an isolated form of development; and*

x. *The development will respect the qualities of the local landscape and be sympathetic to its character and visual quality; and*

xi. *The development will respect and relate to the character, form and appearance of surrounding development, and respect the amenities of the residents of neighbouring properties”*

2.12 Policy SS6e only applies where the proposed development meets a locally agreed need. At present, this cannot be in doubt as the Council is unable to demonstrate a five year housing supply, triggering the tilted balance set out under paragraph 11d of the NPPF. Its purpose is of course to help local planning authorities to close this gap and deliver needed housing.

2.13 Even so, local need can also be established without reliance on the tilted balance. As part of its preparation work for the Local Plan the Council prepared a Strategic Housing Market Assessment (SHMA) which was published in May 2015. The SHMA assessed the Borough's future housing needs, identifying the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period up to 2029, to meet household and population projections.

2.14 In summary, this identified a need for a good mix of homes, recognising the needs of smaller households (particularly in Basingstoke) and the housing need of older people, as well as family homes being required.

2.15 The Council also undertook a Rural Housing Study in 2010 which looked at needs for property types in the rural area of the borough and recommended a guideline for future development. For the private sector housing market, the report sets out that:

“developers are expected to bring forward proposals which reflect market housing demand identified in assessments in order to sustain mixed communities. It is recommended that as a guideline for future development,

¹ Four dwellings or fewer (net).



proportions should be rounded with a broad 40% target for smaller units mainly 2 bedrooms and 60% family sized three or four-bedroom properties.”

- 2.16 In respect of the whole rural area, demand for market housing was heavily concentrated on owner occupation at 95.5% with the majority of the demand for 4+ properties at 39.9% closely followed by 3 bed properties at 32.2%. Whilst the pre-app advice received from the Council stated that no evidence of need had been provided, appeal decision APP/H1705/W/18/3201213 (Land adjacent to Oakfield Farmhouse, Scures Hill, Nately Scures, Hampshire RG27 9JR), found that these assessments hold weight.
- 2.17 In short, there is a local need for the family sized dwellings that the proposal will deliver.
- 2.18 Criteria ix to xi of Policy SS6, then require development to be well related to the existing settlement and not result in an isolated form of development, as well as the need to respect the qualities of the local landscape and neighbouring amenity. These latter requirements are discussed under the subsection ‘Design’ later in this statement, which finds that the proposal would be in keeping with the character of the area and meets the policy requirements.
- 2.19 On being *well related to the existing settlement and not resulting in an isolated form of development* the site is located in a central position within the already built up are of Nately Scures, on land that is already used as garden. The proposed development will also follow the existing pattern of homes being constructed at the back of existing houses and so would be commensurate with the existing makeup of the settlement and well related to it.
- 2.20 In relation to preventing isolated forms of development, the Court of Appeal, in the case of ‘Braintree District Council v Secretary of State for Communities and Local Government and others 2018’, found that the application of the word "isolated" within the meaning of paragraph 55 of the National Planning Policy Framework (NPPF) should be given its usual plain English meaning i.e., a site for residential development in a rural area should not be considered to be isolated, if there are other houses close by.
- 2.21 In this case and despite not including a formal SPB the site would form part of the settlement envelope of Nately Scures, which benefits from existing homes, and has access to facilities found in nearby Hook. It is not therefore isolated and is an appropriate location for new housing development.



- 2.22 Notwithstanding the above and as already noted, the Council's five year housing land supply position makes Policy SS6 out-of-date and as such it has much less weight in planning decisions. The presumption in favour of sustainable development therefore weighs heavily in allowing the development, which would not result in adverse impacts that significantly and demonstrably outweigh the benefits, assessed against the policies in the NPPF. The principle of development is therefore acceptable.

DESIGN AND AMENITY

- 2.23 Achieving high quality design is required under Policy EM10 (Delivering High Quality Development) and is recognised as an important consideration by the NPPF which states that *“good design is a key aspect of sustainable development, creates better places in which to live and work”*.
- 2.24 The Council's pre-app advice found that the design is acceptable, concluding that:
- “Dwelling is of contemporary appearance however it is similar to a recently approved replacement dwelling to the west (ref. 21/00025/FUL). Would be helpful to have details of materials at full application stage. No formal building line however in a position where other dwellings are sited. Dwelling is a notable size however there are other similarly sized buildings in the area.”*
- 2.25 Indeed, the proposed house and garage would create a contemporary property, albeit set back towards the rear of the site, with the view from the main road remaining largely unchanged, other than the creation of the new access.
- 2.26 As noted in the pre-app response, the contemporary design would not be out of keeping with the approved replacement dwelling to the west of the site, and it is also worth noting that there is no one architectural form locally. Therefore, there is no need for the new proposed dwelling to follow a particular design style.
- 2.27 The proposal will also conform to modern day building regulations and will incorporate an air source heat pump to improve energy efficiency of the building. Water usage will also be limited to 110 litres per person per day, which is lower than building regulation requirement of 125 litres per person per day.



- 2.28 From an amenity standpoint, the proposed layout has been designed to allow the occupiers of the new dwelling to benefit from private amenity space in the form of front and rear gardens. In line with the Council's Design and Sustainability Supplementary Guidance Document, the rear garden will be more than 10m deep and will be over well over 60sqm in area. The separation distance between the neighbouring dwellings and the new house will also exceed the Council's guide of 20m.
- 2.29 Parking is to be provided on site in accordance with the Council's parking standards, which are set out in the Parking Supplementary Planning Document. This requires 4+ bedroom dwellings to each have at least 3 on site car parking spaces in rural areas and 3 secure cycle storage spaces. In this case, the proposal is provided with 2 spaces and a 3 bay garage.
- 2.30 Turning to neighbouring amenity, given the distance between dwellings, coupled with boundary treatments, there will be no issues of overlooking or other loss of amenity.
- 2.31 The proposed development is therefore acceptable in design and amenity terms.

HOUSING MIX

- 2.32 Policy CN3 of the Local Plan, in line with the aims of the NPPF, seeks to ensure that a proposed housing mix addresses specific housing needs/shortfalls as opposed to meeting specific Borough wide standard housing mix thresholds for development.
- 2.33 In this case, the proposed development would result in one new family sized dwelling. Whilst this is in line with local needs, as expressed in the SHMA and Rural Housing Study in 2010, the supporting text to the policy makes clear that it may not be appropriate to meet the policy requirement for smaller developments (typically those of 3 or less units).

ACCESS, HIGHWAY AND PARKING

- 2.34 As part of the proposals the development will include the creation of a new access onto the A30. Hampshire County Council has therefore been approached in its capacity as Highway Authority to confirm the acceptability of this proposal. We provide their response with this letter. In particular, we draw attention to their conclusions which state:

"I can confirm that at the planning application stage a positive recommendation from the highway authority is likely based on the access drawing ITB16633-GA-003C."



2.35 The proposal is therefore acceptable in highway terms.

AFFORDABLE HOUSING

2.36 Local Plan Policy CN1 requires the provision of 40% affordable housing as part of new residential development with a tenure split of 70% rented and 30% intermediate products. Whilst the requirements of the Local Plan are acknowledged, the Council is additionally mindful of the revisions to the NPPF.

2.37 The NPPF 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 10 or more homes, or sites with an area of 0.5ha or more.

2.38 The application proposal is for a scheme of one additional dwelling on a site less than 0.5ha and as such falls within the NPPF's thresholds and is not liable for contributions towards affordable housing.

LANDSCAPE

2.39 Policy EM1 states that development will be permitted only where it can be demonstrated that the proposals are sympathetic to the character and visual quality of the area concerned and must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected.

2.40 In this case, the application site is part of the garden of an existing house and already forms part of the undefined settlement of Nately Scures. Views towards the site from the countryside beyond would nevertheless be largely prevented by existing trees and hedgerow that skirt around the site, as well as other tree belts further out.

2.41 Even so, the proposed dwelling would follow the settlement pattern in the area and given that it is already on residential garden land would not encroach into the countryside and would be in keeping with the prevailing character of the area.

2.42 Indeed, the proposal is designed to nestle amongst the surrounding woodland, which is identified on the magic.gov.uk database as deciduous woodland habitat. Due to the presence of Scots pine and acer species, the woodland is in fact characteristic of mixed woodland rather



than deciduous woodland, but nevertheless the proposal is seeking to protect this landscape feature.

- 2.43 On this basis, there would be little, if any, material harm to the intrinsic rural character or appearance of the surrounding countryside.

ECOLOGY AND TREES

- 2.44 In addition to the above, the Council's policies require developments to be assessed in respect of the ecological value of the site and potential impact on landscape features such as trees. Assessments have therefore been undertaken by the appropriate specialists to ensure whether the proposal will be acceptable in these respects.

- 2.45 The ecological assessment confirms that no protected species or habitats are likely to be harmed because of the development. It does however recommend some precautionary mitigation in relation to birds, badgers and hedgehogs, as well as enhancements, to encourage biodiversity gain, which will be integrated where possible. These enhancements include:

- Felled trees should be replaced at a ratio of 2:1 for every tree felled. New trees should be sourced from local genetic stock to complement the existing habitat on site.
- The installation of a minimum of two bat boxes on mature trees around the site boundaries will provide additional roosting habitat for bats.
- Install two bird boxes on retained trees or buildings on site to provide nesting opportunities for woodland bird species.
- The existing log piles on site can be retained and situated in partial shade to benefit invertebrates such as stag beetles.
- Waste materials created during the development e.g. rocks, brash etc. can be used to create hibernacula and refugia for common reptiles.
- Planting fruit trees on the developed site will provide foraging opportunities for badgers.



- Gaps should be created in new boundary fences to provide commuting routes through the developed site for hedgehogs. Hedgehog houses should be incorporated into the developed site positioned in shady areas of the new gardens.

2.46 In respect of trees, a separate assessment has been undertaken. The tree survey shows that the site benefits from a significant number of trees, of which 5 trees have been identified for removal. These include 6 category 'U' and 1 category 'C' and are to be removed for sound Arboricultural reasons.

2.47 Whilst the Arboricultural Impact Assessment shows that there will still be incursions into Root Protection Areas (RPAs), solutions are also provided. Consequently, it is not anticipated that the proposal will result in undue harm in this regard.

CIL

2.48 The applicant is aware that Basingstoke and Deane adopted CIL on 25 June 2018 and all that applications must be accompanied by the appropriate forms. These are included in the application submission.



3 CONCLUSIONS

- 3.1 Whilst the proposed development is within the countryside, Policy SS6 of the Basingstoke and Deane Local Plan allows for the delivery of new dwellings subject to strict criteria. In this case, we have set out how the proposal complies with criteria 'e' because of its location, type of housing, and overall design. Notwithstanding this due to the lack of 5-year housing land supply this policy is out of date and the presumption in favour of development is triggered.
- 3.2 The proposed new dwelling represents sustainable development. The principle of development is acceptable and there are no overriding site specific issues which will impact on the delivery of a new dwelling.
- 3.3 The proposal will lead to the delivery of an additional dwelling, in a location which has access to nearby public transport links and local services and facilities. The scale of the development is appropriate and respects the character of the area.
- 3.4 Planning permission should therefore be granted