

1. INTRODUCTION

- 1.1. This Design, Access and Planning Statement has been produced to support the planning application for the erection of a 4no. new dwellings. It should be read in conjunction with the application forms, location and site plans.
- 1.2. This statement has been produced on behalf of the applicant, Mr and Mrs Rawlings.
- 1.3. The site part benefits from approval for the erection of 2no new dwellings under application number 21/01572/FUL.

2. THE SITE

- 2.1. The site is located off Ramsdell Road, Pamber End, Tadley.
- 2.2. Ramsdell Road is accessed from the A340 and sits outside the SPB and therefore within the countryside.
- 2.3. The application site is approx.. 4985sqm which forms part of a total land area of 8147sqm owned by the applicants.
- 2.4. The site was originally part of some 8acres which was owned by the applicants family dating back to the 1930's and was used in connection to the family business.
- 2.5. The site is fronted with existing hedges and an existing gated access point.
- 2.6. To the north boundary there is a small amount of hedging in places and a fence which is used to separate the land from another family members parcel.
- 2.7. To the south there is another existing hedge with a small number of trees scattered between.
- 2.8. Further north there are two newly constructed dwellings and a site for 3 dwellings which is currently under construction.
- 2.9. To the east is the ribbon of developed with the host dwelling which fronts on to the A340.
- 2.10. The site is within flood risk zone 1 and would appear to not be within the Upstream Critical Drainage Areas.

3. THE PROPOSAL

- 3.1. It is proposed to construct 4no. new detached dwelling with associated parking.
- 3.2. The dwellings will access the site using the existing access from Ramsdell Road as shown on the application site plan and as approved under the previous scheme.
- 3.3. The dwellings to the front of the site have been designed as 3 bed single storey bungalows whilst the 2 dwellings to the rear of the site are as per the approved scheme and will provide 3 beds in the form of chalet style bungalows.
- 3.4. The dwellings are to be constructed using multi blend bricks and plinth and timber cladding board over along-with grey roofing tiles which is largely accepted in the rural areas.
- 3.5. The dwellings will all be provided with 3 parking spaces along-with spaces for bikes etc.

- 3.6. The dwellings will have a drive through to the rear dwellings which will also provide turning as shown on the application site plan.
- 3.7. A new wildflower garden area and a number of new trees will be planted to the front to help with screening and enhancing the biodiversity within the area.
- 3.8. An additional wildflower area will be planted to the rear of the site which will link to the adjoining ecology area and the fields to the south.
- 3.9. The rear garden areas are to be enclosed with a new mixed hedge which is in keeping with the proposed location.
- 3.10. The hedge to the north will be infilled to make a continued hedge.
- 3.11. The rear gardens will provide suitable amenity space as required by the local plan.
- 3.12. A timber shed will be provided to the rear of the dwellings to house additional garden equipment.
- 3.13. Bin collection will be on Ramsdell Road which is the current location for the owners of the existing nearby dwellings and as per the approved scheme.
- 3.14. Patio's and paths will be constructed to the rear of the dwellings using a buff finished paving slab.

4. THE DEVELOPMENT PLAN

- 4.1. Due the majority of the site benefitting from an approved scheme it is felt that the principle of development is agreed on this site.
- 4.2. 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.
- 4.3. 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.
- 4.4. The **Basingstoke and Deane Borough Local Plan 2011-2029** as adopted on 26 May 2016 and contains the following policies:
- 4.5. 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.
- 4.6. 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.
- 4.7. 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.

- 4.8. 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.
- 4.9. 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.
- 4.10. 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**.
- 4.11. 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.
- 4.12. Economic**
- 4.13. 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.
- 4.14. Social**
- 4.15. The social aspect of sustainable development would be met through the contribution made to the housing stock.
- 4.16. Environmental**
- 4.17. 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 and Basingstoke.
- 4.18. Policy SS6:- New Housing in the Countryside.**
- 4.19. 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:-
- 4.20. (A) on previously developed land.

- 4.21. (B) a rural exception site.
- 4.22. (C) for the re-use of a redundant or disused permanent building.
- 4.23. (D) for a replacement dwelling the is not temporary in nature.
- 4.24. (E) a small scale residential development of a scale and type to meet a locally agreed need.
- 4.25. (F) a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business.
- 4.26. (G) on an allocated site within the Neighbourhood plan.
- 4.27. The site would be classed as agricultural and therefore non PDL.
- 4.28. As such the planning the site falls within policy SS6(E).
- 4.29. The second part to the policy states:
SS6(e) Small scale (4 units or fewer) 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.
- 4.30. The application is for 4no. dwellings and as such accords to the first part of the first test.
- 4.31. Turning to meeting a “locally agreed need”, this subject has been discussed many times and it would appear that officers have a different view to DCC members.
- 4.32. At a time when there is a need for all housing sizes and types it is felt this application would meet a locally agreed need.
- 4.33. The proposed dwellings as stated above have been designed to sit within the landscape and respect the character of the surrounding area.
- 4.34. Given the design and the current landscaping it is felt this development will be sympathetic and will not harm the landscape area.
- 4.35. It is worth looking at the nearby new dwellings and comparing how this is viewed from Ramsdell Road with the distance it is set back and its ridge height means the dwelling is largely unseen.
- 4.36. Given the above it is therefore felt this development would accord to policy SS6(E).
- 4.37. However, as mentioned above, the Local Planning Authority is unable to demonstrate a 5 year housing land supply therefore Policy SS6 is considered out of date as it relates to housing delivery.
- 4.38. An assessment of the development in light of this, and the balance required by paragraph 11(d) of the NPPF will be given below.

- 4.39. The guidance within the NPPF, most notably paragraph 79 states that Local Planning Authorities should avoid the development of isolated homes in the countryside unless there are special circumstances.
- 4.40. The NPPF does not provide a definition of what constitutes 'isolated' development.
- 4.41. In considering whether or not the current application site is isolated in light of the paragraph 79, reference has to be given to case law and recent planning appeal decisions, beyond the definition within the Local Plan.
- 4.42. The Braintree case held that 'isolated' for the purposes of the NPPF, should be given its ordinary meaning as 'far away from other places, building and people' remote'. The judgement therefore concluded that the context of paragraph 55 of the previous NPPF (2012), now paragraph 79 (2019), 'isolated' simply connotes a dwelling that is physically separate or remote from a settlement.
- 4.43. Whether, in a particular case, a group of dwellings constitutes a settlement, or a 'village', for the purposes of the policy will again be a matter of fact and planning judgment for the decision-maker.
- 4.44. The Court rejected the argument that the word 'isolated' as set out within the NPPF could have a dual meaning, being physically isolated or functionally isolated (isolated from services and facilities).
- 4.45. The Braintree definition is therefore narrower than the definition contained within the Local Plan which defines 'isolation' by both physical separation but also functional isolation in terms of proximity to services and facilities.
- 4.46. However, it is acknowledged that a sites accessibility to facilities and services is relevant in assessing the sustainability of development proposals and consideration is also given to this when considering the acceptability of the proposals in this regard.
- 4.47. What constitutes a settlement is also left undefined in the NPPF. In the Braintree case, LJ Lindblom held that a settlement would not necessarily exclude a hamlet or a cluster of dwellings, without, for example a shop or post officer of its own, or a school or community hall or public house nearby, or public transport within easy reach.
- 4.48. The application site is located on Ramsdell Road, and in very close proximity to other dwellings which form a collection of residential properties considered to be a meaningful collection of properties.
- 4.49. On this basis, it is considered that the application site is not physically isolated in terms of built form.
- 4.50. There is a bus services located on the A340 along-with lots of services available within a short distance of the application site.
- 4.51. The application site is therefore not considered to be physically remote.

- 4.52. This is also the position found with the approved scheme.
- 4.53. Turning to the three objectives of Sustainable development the site would contribute to the social aspects of sustainable development, meet the environmental objectives through building regulations and would boost the local economy during the building process.
- 4.54. Paragraph 78 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the viability of rural communities.
- 4.55. As such, it is considered that the development would contribute to the enhancement or maintenance of a viable rural community.
- 4.56. **Policy SS7: Nuclear Installations** – Aldermaston and Burghfield states that the scale of development proposed and its use will be carefully considered by the ONR.
- 4.57. Given the sites location near 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.
- 4.58. Given that the dwellings will be outside the 3km zone for AWE, it is therefore felt that this is of a suitable distance from the site and No Objection will be received from the ONR.
- 4.59. It is also worth noting that the similar applications nearby did not receive an objection from the ONR team and as such it is reasonable to assume the same will apply to this scheme.

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 10 or more homes, or sites with an area of 0.5ha or more.
- 5.2. This development is for 4no. dwellings and measures less than 0.5ha and therefore it is felt that no contribution will be required.
- 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 and therefore there will be no requirement for additional infrastructure.
- 5.5. Should the council identify any other requirements then contributions can be applied under the S106 or CIL schemes.
- 5.6. **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.

- 5.7. 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 a Flood Risk Zone 1 which does not require a FRA.
- 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 4no. 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.
- 6.5. Rainwater butts will be used to collect water for using on plants.
- 6.6. The site also appears to be just outside the Upstream Critical Drainage Area.
- 6.7. **Policy EM9: Sustainable Water Use** - requires that development meets a water usage efficiency standard of 110 litres or less per person per day.
- 6.8. The development will be designed to use water efficient taps and WC flushing to ensure the dwelling meets with the standards.
- 6.9. **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.
- 6.10. The development would also be of a high standard of design.
- 6.11. The dwellings have been designed to a traditional style which will sit well within the surrounding area.
- 6.12. The dwellings will be provided with larger than the required amount of amenity space.
- 6.13. The dwellings have been designed to ensure there is no loss of privacy of the neighbouring dwellings gardens and therefore it is not considered to be overlooking.
- 6.14. The use of the selected materials is also appropriate to the area.
- 6.15. 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.
- 6.16. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development for decision taking.
- 6.17. 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. 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.

- 6.18. The NPPF also encourages the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 6.19. 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. PLANNING BALANCE AND CONCLUSION

- 7.1. This proposed development will fit well within the location.
- 7.2. The proposed dwellings will not cause any harm to the surrounding area.
- 7.3. 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 these new dwellings will make a positive contribution to the shortfall.
- 7.4. Therefore the application must be assessed against the NPPF para 11(D) which states that where relevant policies are considered out of date permission will be granted unless the application of policies in the Framework that protected 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.
- 7.5. There are no protected areas or assets relevant to this application.
- 7.6. The contribution of 4no. additional dwellings is of a significant benefit to the Housing Land Supply position and will outweigh any harm that may be identified as proven with similar approved applications.
- 7.7. In conclusion and in taking all material planning considerations into account, the development is considered to represent sustainable development as required by Paragraph 11 of the NPPF and should therefore be approved.

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