

## Burghclere Neighbourhood Plan (Monitoring year 1)

### Burghclere Neighbourhood Plan 2011-2029

#### Monitoring Report 1 covering the period from 27 May 2021-31 March 2022

##### Introduction

The Burghclere Neighbourhood Plan was made (adopted) by the borough council on 27 May 2021. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Burghclere Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Burghclere Parish Council as the 'qualifying body' who produced the plan.**

This is the first monitoring report for the Plan, and it reviews the performance of the policies from the date that it was adopted (27 May 2021) to 31 March 2022.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the parish.

##### Progress against Local Plan Policy SS5

Under Policy SS5, Burghclere has a requirement to deliver at least 10 homes over the Plan period. The Burghclere Neighbourhood Plan allocates one site capable of delivering at least 15 dwellings.

In addition to homes delivered on the site allocations, the Local Plan identifies that certain other development can count towards the delivery requirement of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one of the following:

- Comprise 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy; or

- Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

In the Parish, there had been six dwellings consented that qualified towards Local Plan Policy SS5 at 31 March 2022. These are:

*Table BPNP1: Planning consents counting towards Local Plan Policy SS5 requirement*

Decision date	Planning reference	Site name	No. of dwellings	Allocation in the NP?	Approved before or after adoption of Neighbourhood Plan?
18/11/2016	16/02751/FUL	Sandham House Pound Lane Burghclere RG20 9JR	6	No	Before adoption of NP
<b>Total</b>			<b>6</b>		

As of 31 March 2022, there have been no qualifying completions recorded in the parish.

#### Monitoring of the Burghclere Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Burghclere Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

<b>Overall quantum of development within the parish of Burghclere</b>
<p>This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.</p> <p>Consents: Two (gross and net) new dwellings were approved during the monitoring period (27 May 2021 - 31 March 2022):</p> <ul style="list-style-type: none"> <li>• Land at Oak View, Yeomans Lane (21/02224/PIP) for permission in principle for the erection of a single dwelling.</li> <li>• Heathfield, Yeomans Lane, Newtown (21/02619/FUL) for the erection of a 1.5 storey dwelling with associated access.</li> </ul> <p>Completions:</p>

Seven gross and five net new dwellings have been completed between 1 April 2021 - 31 March 2022. The monitoring period for the completions data falls before the adoption of the neighbourhood plan due to the way in which completions are monitored annually by Hampshire County Council. The completions were:

- 3 gross and 1 net dwellings at Concrete Cottages, Sydmonton Road (17/04182/FUL).
- 1 dwelling at Clere View, Ayres Lane (19/02838/FUL).
- 1 dwelling at Greenmantle, Ox Drove (19/00006/FUL).
- 1 dwelling at Little Earlstone, Burghclere Road (17/00722/FUL).
- 1 dwelling at Old Station Land at The Spring Lane (18/03209/FUL).

Refusals:

- No planning applications related to new dwellings were refused during the monitoring year.

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (27 May 2021-31 March 2022)
Policy B1: Burghclere Settlement Boundary	This policy seeks to support development proposals within the defined settlement policy boundary (SPD), provided they accord with policies of the development plan. This policy deems that land outside the settlement boundary is considered to be countryside where other development plan policies and national policies apply.	To only allow development outside the Burghclere SPB in exceptional circumstances, as set out in Local Plan Policy SS6.	<p><u>Consents</u></p> <p>There were two new dwellings consented in the parish during the monitoring year and these were located outside of the Burghclere Settlement Policy Boundary (SPB):</p> <ul style="list-style-type: none"> <li>• Land at Oak View, Yeomans Lane (21/02224/PIP) for permission in principle for the erection of a single dwelling. It was noted in the case officer's report that the proposal fails against the requirements for considering new residential development outside of Settlement Policy Boundaries within Policy SS6 of the Local Plan. However, this policy is considered out of date due to the lack of a five year supply of specific deliverable sites. The development is therefore assessed against the NPPF. It would meet the relevant sections of the NPPF whereby no</li> </ul>

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			<p>demonstrable harm would be presented by the development that would outweigh the benefits assessed.</p> <ul style="list-style-type: none"> <li>• Heathfield, Yeomans Lane, Newtown (21/02619/FUL) for the erection of a 1.5 storey dwelling with associated access. The case officer's report states that Policy SS6 is considered out of date due to the lack of a five year supply of specific deliverable sites and that the proposal meets the objectives of sustainable development.</li> </ul> <p><u>Completions</u></p> <p>Seven gross and five net new dwellings have been completed between 27 May 2021 - 31 March 2022. One of these completions was within the Burghclere Settlement Policy Boundary (SPB):</p> <ul style="list-style-type: none"> <li>• 1 dwelling at Greenmantle, Ox Drove (19/00006/FUL).</li> </ul> <p>The remaining six gross and four net completions were located outside the SPB. These sites were given permission before the Neighbourhood Plan was adopted:</p> <ul style="list-style-type: none"> <li>• 3 gross and 1 net dwellings at Concrete Cottages, Sydmonton Road (17/04182/FUL).</li> <li>• 1 dwelling at Clere View, Ayres Lane (19/02838/FUL).</li> <li>• 1 dwelling at Little Earstone, Burghclere Road (17/00722/FUL) (this was a replacement dwelling with the loss occurring in the previous monitoring year).</li> </ul>

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			<ul style="list-style-type: none"> <li>1 dwelling at Old Station Land at The Spring Lane (18/03209/FUL).</li> </ul>
Policy B2: Land off Harts Lane / Winchester Road	The Burghclere Neighbourhood Plan allocates this site to deliver at least 15 dwellings in the parish. The Burghclere Neighbourhood Plan reviews the settlement policy boundary (SPB) to include this site allocation.	To deliver new residential, employment and blue/green infrastructure development at Land off Harts Lane / Winchester Road that complies with the specific requirements of the policy.	<p>In order to meet the requirement of Local Plan policy SS5, the Neighbourhood Plan allocated a site on Land off Harts Lane / Winchester Road for at least 15 dwellings. The Settlement Policy Boundary (SPB) of Burghclere was revised to include the site allocation.</p> <p>There have not been any planning applications determined on this site during the monitoring year.</p>
Policy B3: Residential Garden Land	Where planning permission is required, development proposals on residential garden land within the settlement boundary will be supported, provided they comply with the specific criteria within the policy.	To support development proposals on residential garden land within the settlement policy boundary.	<p><u>Consents:</u></p> <p>There were three applications consented on residential garden land within the settlement policy boundary within the monitoring year:</p> <ul style="list-style-type: none"> <li>1 Stembridge Close, Burghclere (21/02074/HSE) for a double garage conversion into a 1.5 storey, 1 bedroom annexe with link access from existing habitable dwelling. The officer's report lists Policy B3 as one of the relevant planning policies.</li> <li>3 Stembridge Close, Burghclere (21/01771/HSE) for the erection of single a storey rear extension.</li> <li>The Old Coach Yard, Ayres Lane, Burghclere (21/02625/HSE) for rear extensions to bedroom and form dining room.</li> </ul> <p>There was one planning application refused during the monitoring period but this refusal was located outside the Burghclere SPB and so Policy B3 does not apply:</p>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (27 May 2021-31 March 2022)
			<ul style="list-style-type: none"> <li>Periwinkle Cottage, 9 West Street (21/01952/HSE), for the erection of part two storey, part single storey side and rear extensions and detached garage/store, following demolition of existing.</li> </ul> <p><u>Completions:</u> There was one completion on residential garden land within the Burghclere SPB:</p> <ul style="list-style-type: none"> <li>1 dwelling at Greenmantle, Ox Drove (19/00006/FUL). This site was given permission before the Neighbourhood Plan was adopted.</li> </ul>
Policy B4: Housing mix and tenure	Development proposals expected to deliver a mix of housing in the parish, with smaller dwellings preferred to address local needs and contribute to creating a mixed and balanced community.	To ensure the majority of dwellings in new developments have two or three bedrooms. Affordable housing includes tenures suitable for first time buyers, those looking to rent their first home and downsizers.	<p><u>Consents:</u> Two (gross and net) new dwellings were approved during the monitoring period (27 May 2021 - 31 March 2022):</p> <ul style="list-style-type: none"> <li>Land at Oak View, Yeomans Lane (21/02224/PIP) for permission in principle for the erection of a single dwelling. As this is a permission in principle there is no information available on housing mix.</li> <li>Heathfield, Yeomans Lane, Newtown (21/02619/FUL) for the erection of a 1.5 storey four bed dwelling with associated access.</li> </ul>
Policy B5: High Quality Design	Proposals for development will be supported, provided they are of high quality design and positively contribute to the character and distinctiveness of the parish, reflecting its special qualities and	To ensure new developments have regard to the features listed in the policy, the guidance in the Burghclere NP – Design Statement, and additional guidance for development within Burghclere village. Proposals within the North	<p><u>Consents</u> There were six consents for new buildings (new dwellings, community buildings, garages and outbuildings) during the monitoring year. Four of the case officer reports made reference to Policy B5 or high quality design:</p> <ul style="list-style-type: none"> <li>Heathfield, Yeomans Lane, Newtown (21/02619/FUL) for the erection of a 1.5 storey dwelling with associated access. The case officer's report states that the dwelling would successfully integrate and correspond with the character and</li> </ul>

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	<p>local distinctiveness. There are a number of key criteria identified within the policy.</p>	<p>Wessex Downs AONB should also have regard to the criteria set out in the AONB Management Plan.</p>	<p>appearance of the street scene and would comply with Policies B5 and B8 of the Burghclere Parish NP.</p> <ul style="list-style-type: none"> <li>• St Michaels School, Harts Lane (21/03406/FUL) for the erection of a church. The case officer's report states that the development would comply with Policy B5 and there is a condition to ensure high quality materials are used.</li> <li>• Beacon Hill House, Winchester Road, Whitway (21/00781/HSE) for the erection of a double garage/garden store and first floor storage. The case officer's report states that a condition will be applied due to the site's location within the AONB to control the materials to ensure they are appropriate.</li> <li>• The Old Station, Spring Lane, Burghclere (21/02929/HSE) for the erection of a double garage with garden utility room and rear veranda with ancillary rooms over garage area. Erection of single storey rear orangery and glazed link between orangery and garage building. The decision notice includes a condition for the materials to match those of the existing building in the interest of visual amenity.</li> </ul> <p><u>Refusals</u> There was one planning application refused within the monitoring period and this refusal referred to Policy B5 in determining the application. This was at:</p> <ul style="list-style-type: none"> <li>• Periwinkle Cottage, 9 West Street (21/01952/HSE), for the erection of part two storey, part single storey side and rear extensions and detached garage/store, following demolition of existing. Within the officer report, the case officer noted that the proposed</li> </ul>

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			<p>development is out of keeping, disproportionate and would cause harm to a modest historic cottage. It would also be harmful and unsympathetic to the character and appearance of the countryside and North Wessex Downs Area of Outstanding Natural Beauty. Therefore, it is in conflict with the requirements of the National Planning Policy Framework (July 2021), Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029, Policies B5 and B6 of the Burghclere Parish Neighbourhood Plan 2011-2029, the Design and Sustainability Supplementary Planning Document (2018), the Heritage Supplementary Planning Document (2019) and the North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024.</p> <p><u>Building for a Healthy Life assessments</u> The council use Building for a Healthy Life which is a scoring system based on a number of criteria to monitor design quality. Building for a Healthy Life is most appropriately used to monitor larger schemes (of 10 or more). However, no schemes (or full phases) of 10 or more units were finished during the monitoring period so this element of the policy was not tested.</p>
Policy B6: Sustainable Design Standards	All proposals should be well-designed, minimise carbon dioxide emissions, make efficient use of natural resources and make the most of natural systems,	To ensure proposals have regard to the 10 characteristics of well-designed places set out in the national design guide.	<p><u>Consents</u> There were six consents for new buildings (new dwellings, community buildings, garages and outbuildings) during the monitoring year. Three of the case officer reports made reference to Policy B6 or sustainable design standards:</p> <ul style="list-style-type: none"> <li>• Land At Oak View, Yeomans Lane, Newtown (21/02224/PIP) for an application for Permission in</li> </ul>



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	particularly non-residential proposals.	To ensure new non-residential developments minimise carbon dioxide emissions, make efficient use of natural resources and the most of natural systems to reduce vulnerability to climate change impacts.	<p>Principle for the erection of a single dwelling. The case officer's report notes that there would be a requirement to show the development would meet water efficiency standards at the technical details consent stage.</p> <ul style="list-style-type: none"> <li>• Heathfield, Yeomans Lane, Newtown (21/02619/FUL) for the erection of a 1.5 storey dwelling with associated access. B6 is listed in the case officer's report and a condition is included to ensure that the development meets water efficiency standards.</li> <li>• St Michaels School, Harts Lane (21/03406/FUL) for the erection of a church. Policy B6 is listed in the case officer's report.</li> </ul> <p><u>Refusals</u></p> <p>There was one planning application refused within the monitoring period and this refusal referred to Policy B6 in determining the application. This was at:</p> <ul style="list-style-type: none"> <li>• Periwinkle Cottage, 9 West Street (21/01952/HSE), for the erection of part two storey, part single storey side and rear extensions and detached garage/store, following demolition of existing. Within the officer report, the case officer noted that the proposed development is out of keeping, disproportionate and would cause harm to a modest historic cottage. It would also be harmful and unsympathetic to the character and appearance of the countryside and North Wessex Downs Area of Outstanding Natural Beauty. Therefore, it is in conflict with the requirements of the National Planning Policy Framework (July 2021), Policies EM1, EM10 and</li> </ul>

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			EM11 of the Basingstoke and Deane Local Plan 2011-2029, Policies B5 and B6 of the Burghclere Parish Neighbourhood Plan 2011-2029, the Design and Sustainability Supplementary Planning Document (2018), the Heritage Supplementary Planning Document (2019) and the North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024.
Policy B7: Local Heritage Assets	To preserve the historic nature of the village and parish.	To ensure development protects and enhances the historic environment of the village and parish.	There were no planning applications on Local Heritage Assets during the monitoring period.
Policy B8: Landscape	To preserve the character and visual amenity of the local landscape, the features that characterise the parish and the setting of the village in the wider landscape.	To ensure new development conserves or enhances the character of the landscape and built environment.	<p><u>Consents</u> There were six consents for new buildings (new dwellings, community buildings, garages and outbuildings) during the monitoring year. Three of the case officer reports made reference to Policy B8 or landscape:</p> <ul style="list-style-type: none"> <li>• Land At Oak View, Yeomans Lane, Newtown (21/02224/PIP) for an application for Permission in Principle for the erection of a single dwelling. The case officer's report notes that the development would not adversely harm the landscape character of this section of Burghclere Common.</li> <li>• Heathfield, Yeomans Lane, Newtown (21/02619/FUL) for the erection of a 1.5 storey dwelling with associated access. The case officer's report states that the dwelling would successfully integrate and correspond with the character and appearance of the street scene and would comply with Policies B5 and B8 of the Burghclere Parish NP.</li> <li>• St Michaels School, Harts Lane (21/03406/FUL) for the erection of a church. The case officer's report</li> </ul>

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			states that the development complies with Policy B8 and a condition for further details about landscaping works to the front boundary is included.
Policy B9: Important Views	Seeks to protect the important views within the parish.	To prevent development that would harm the views and vistas of the parish.	There were no planning applications for new buildings adjacent to important views during the monitoring period.
Policy B10: Green Infrastructure and Biodiversity	Requires development proposals in the broad location of the green infrastructure network to maintain or improve the network and deliver a net gain to general biodiversity assets.	To ensure new development within the broad location of the green infrastructure network maintains or improves its biodiversity assets.	<p><u>Consents</u></p> <p>There were six consents for new buildings (new dwellings, community buildings, garages and outbuildings) during the monitoring year. Four of the case officer reports made reference to Policy B10 or green infrastructure and biodiversity:</p> <ul style="list-style-type: none"> <li>• Land At Oak View, Yeomans Lane, Newtown (21/02224/PIP) for an application for Permission in Principle for the erection of a single dwelling. This site is located on a right of way (Burghclere 4). The case officer's report notes that there are limited ecological considerations for the site but a Preliminary Ecological Assessment and associated plan relating to any key habitat features and requirements will be required at the technical details consent stage.</li> <li>• Heathfield, Yeomans Lane, Newtown (21/02619/FUL) for the erection of a 1.5 storey dwelling with associated access. This site is located on a right of way (Burghclere 4). Policy B10 is listed in the case officer's report.</li> <li>• St Michaels School, Harts Lane (21/03406/FUL) for the erection of a church. The case officer's report states that the development complies with Policy B10.</li> </ul>

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (27 May 2021-31 March 2022)
			<ul style="list-style-type: none"> <li>Griord House, Broken Way, Adbury Holt, Newtown (21/03122/RET) a retrospective application for the erection of a garden outbuilding, shed, oil tank and enclosure. The site is adjacent to the Burghclere Common SINC. The case officer's report notes that the development would not have resulted in any significant adverse impact on the biodiversity of the area.</li> </ul>
Policy B11: Local Green Spaces	To protect specific local green spaces identified within the neighbourhood plan to ensure development does not encroach on or adversely affect these designated local green spaces.	To only allow development on local green space in very special circumstances.	There were no planning applications submitted on local green spaces during the monitoring year.
Policy B12: Community Facilities	Resists the unnecessary loss of community facilities and supports proposals that improve their viability.	<p>To only allow the loss of community facilities where it can be clearly demonstrated that they are no longer viable or can be satisfactorily re-located for the ongoing benefit of the local community.</p> <p>To support proposals that improve the viability of an established community use, including extensions or partial redevelopment,</p>	<p><u>Consents</u></p> <p>There was one planning application for a community facility within the monitoring period:</p> <ul style="list-style-type: none"> <li>St Michaels School, Harts Lane (21/03406/FUL) for the erection of a church. Within the officer report, the case officer noted that the proposal would serve the local Roman Catholic community and be a valued asset by both the school and the wider Roman Catholic community. Therefore, it would comply with Policy CN8 of the Local Plan and Policies B1 and B12 of the BPNP.</li> </ul>

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		where these are appropriate and do not harm the amenities of adjoining residential properties.	
Policy B13: Tourism	The policy supports proposals to expand existing tourist attractions provided they are appropriate to the parish.	To ensure development which expands existing tourism is permitted, provided that the scheme meets the requirements of the policy (sufficient off-street car parking space; has regard to the amenities of adjoining residential properties; and is of scale appropriate to its location).	<u>Consents</u> No planning applications were approved within the monitoring period which related to tourism within the parish.
Policy B14: Car Parking	Requires new car parking to be provided off-street unless an essential justification can be demonstrated. Supports proposals for a new public car park in Burghclere village.	To ensure new car parking is provided off-street and proposals for a new public car park in Burghclere village are supported.	<u>Consents</u> There were six consents for new buildings (new dwellings, community buildings, garages and outbuildings) during the monitoring year. All six of the case officer reports made reference to Policy B14 or car parking: <ul style="list-style-type: none"> <li>• Land At Oak View, Yeomans Lane, Newtown (21/02224/PIP) for an application for Permission in Principle for the erection of a single dwelling. The case officer's report sets out a number of parking requirements that would need to be provided at the technical details consent stage.</li> <li>• Heathfield, Yeomans Lane, Newtown (21/02619/FUL) for the erection of a 1.5 storey dwelling with associated access. Policy B14 is listed in the case officer's report and the proposed</li> </ul>

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			<p>development would provide four parking spaces per dwelling.</p> <ul style="list-style-type: none"> <li>• St Michaels School, Harts Lane (21/03406/FUL) for the erection of a church. The case officer's report states that the development accords with Policy B14 and 32 parking spaces are to be provided with the development.</li> <li>• Beacon Hill House, Winchester Road, Whitway (21/00781/HSE) for the erection of a double garage/garden store and first floor storage. The case officer's report states that there is ample space for parking on the site.</li> <li>• Griord House, Broken Way, Adbury Holt, Newtown (21/03122/RET) a retrospective application for the erection of a garden outbuilding, shed, oil tank and enclosure. The case officer's report states that there is sufficient parking at the property.</li> <li>• The Old Station, Spring Lane, Burghclere (21/02929/HSE) for the erection of a double garage with garden utility room and rear veranda with ancillary rooms over garage area. Erection of single storey rear orangery and glazed link between orangery and garage building. The case officer's report states there would be no change to car parking on site.</li> </ul> <p><u>Refusals</u> No planning applications were refused on the grounds of Policy B14 during the monitoring period.</p> <p><u>Consents for public car parks</u></p>

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			No planning applications were approved during the monitoring year which related to public car parks.