

Burghclere Neighbourhood Plan (Monitoring year 1)

Burghclere Neighbourhood Plan (as Modified 2022) 2011-2029

Monitoring Report 1 covering the period from 1 April 2023-31 March 2024

Introduction

The Burghclere Neighbourhood Plan (as Modified 2022) was made (adopted) by the borough council on 18 May 2023. This plan supersedes the Burghclere Neighbourhood Plan that was made in 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.**

The council published the first monitoring report on the Neighbourhood Plan made in 2021 in December 2022, which covered the period from 27 May 2021 (the date of adoption) to 31 March 2022. Subsequent reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This first monitoring report on the Neighbourhood Plan made in 2023 covers the period from 1 April 2023 to 31 March 2024, and identifies the position at 1 April 2024. The whole monitoring year is included even though the plan was made on 18 May 2023. This is because a neighbourhood plan was in place for the whole monitoring year.

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 2024. 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
Total			6		

As of 31 March 2024, there have been six qualifying completions recorded in the parish at Sandham House.

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.

Overall quantum of development within the parish of Burghclere
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.

Consents:

Four gross and three net new dwellings were allowed within the parish during the monitoring year at:

- Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and associated works.
- Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal.
- Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) Technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. dwelling.
- Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP.

Completions:

There were five dwelling completions in the parish during the monitoring year at:

- Three dwellings at Beacon Hill House, Winchester Road, Whitway, Burghclere (22/00615/ROC).
- One dwelling at Barns at Norman Farm, Well Street, Burghclere (18/02842/FUL).
- One dwelling at Land Adjacent to Laurel House, Earlstone Common, Burghclere (18/01314/RES).

Refusals:

Three planning applications related to new dwellings were refused during the monitoring year:

- 6 Weir Vale Cottages, Old Burghclere (22/03327/FUL) for erection of 3-bedroom dwelling and associated rear parking area utilising existing rear access.
- Land At Pembroke House, Earlstone Common, Burghclere (23/01295/PIP) for permission in Principle for residential development of 1 no. dwelling.
- Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of 25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and accessible natural greenspace.

Refusals and Appeals

This section outlines all of the applications that were refused and appealed within the parish during the monitoring period.

There were four planning applications refused during the monitoring period:

- 6 Weir Vale Cottages, Old Burghclere (22/03327/FUL) for erection of 3-bedroom dwelling and associated rear parking area utilising existing rear access. The application was refused as it would introduce inappropriate residential development within an open countryside context, outside any identified Settlement Policy boundary. Furthermore, it would not be sympathetic to, and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape and the character of the North Wessex Downs National Landscape. The proposal is thus contrary to policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policies B1 and B5 of the Burghclere Parish Neighbourhood Plan 2011-2029; guidance within the Landscape, Biodiversity and Trees Supplementary Planning Document (2018); the Design and Sustainability Supplementary Planning Document (2018) and the NPPF (2023). A subsequent appeal has been lodged.
- Land At Pembroke House, Earlstone Common, Burghclere (23/01295/PIP) for permission in Principle for residential development of 1 no. dwelling. The application was refused as it would introduce an inappropriate form of residential development into a countryside location. This is contrary to Sections 12 and 15 of the NPPF (2023); and Policies E1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029. Further to this, the refusal was made as the proposed new dwelling would fail to preserve the architectural and historic significance of the listed building Palmers Hill House. The proposal is thus in conflict with the guidance in Section 16 of the NPPF (2023); Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029; and the Heritage Supplementary Planning Document 2019.
- Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of 25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and accessible natural greenspace. The application was refused as the proposal would result in a significant number of houses outside of the settlement policy boundary within the countryside. This is contrary to Policies SD1, SS1 and SS6 of the Basingstoke and Deane Local Plan 2011-2029; and Policy B1 of the Burghclere Neighbourhood Plan 2011-2029. Secondly, the proposed development would not be sympathetic to and would fail to respect and integrate with the local landscape. This conflicts with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policies B5, B8 and B9 of the Burghclere Neighbourhood Plan 2011-2029; guidance in the Landscape, Biodiversity and Trees Supplementary Planning Document (2018); the Design and Sustainability Supplementary Planning Document (2018); and the NPPF (2023). Finally, the proposed development does not make any adequate provision for community and infrastructure contributions in relation to Affordable Housing. This is thus contrary to the Community Infrastructure Levy Regulations 2010; Policies CN1, CN6 and EM4 of the Basingstoke and Deane Local Plan 2011-2029; Policy B12 of the Burghclere

Neighbourhood Plan 2011-2029; and guidance in the Planning Obligations for Infrastructure Supplementary Planning Document (2018).

- Manor Farm house, Old Burghclere (22/03266/FUL) for erection of steel portal framed building to be used as a grain dryer and store, together with solar panels, two water harvesting tanks, four gas tanks, a 25 metre wide area of hardstanding and an entrance road. The application was refused as the proposed development would be situated in a prominent location in the North Wessex Downs National Landscape AONB (now National Landscape) and would not be sympathetic to the landscape character and visual quality of the area. This would be contrary to the NPPF 2023; Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029; Policies B8 and B9 of the Burghclere Neighbourhood Plan 2011-2029; and the North Wessex Downs AONB Management plan.

One planning application that was refused during the previous monitoring year was allowed at appeal during the monitoring year:

- Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. The appeal decision notes that the proposal conflicts with Local Plan Policies SS1 and SS6, however their purpose is to promote growth where it would protect the rural character of the environment. It is noted that the scale of development and site's context the proposal would not cause harm to the semi-rural character of the environment. The appeal also notes that conflicts with Neighbourhood Plan Policy B1 and the Burghclere Design Code in the modified plan are of limited relevance for Permission in Principle. The appeal was thus allowed as conflicts with the council's policies are given limited weight in light of the lack of 5-year demonstrable land supply, and the adverse impacts would not significantly and demonstrably outweigh the benefits.

One planning application that was refused during the previous monitoring year was dismissed at appeal during the monitoring year:

- Manor Farm house, Old Burghclere (22/00428/FUL) for erection of steel portal framed building to be used as an on-floor grain dryer and store. The appeal was dismissed because the proposal would harm the landscape and scenic beauty and conflict with the policies in the Local Plan and the Burghclere NP concerning the protection of the landscape.

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 st April 2023-31 March 2024)
Policy B1: Burghclere Settlement Boundary and Building in the Countryside	This policy seeks to support development proposals within the defined settlement policy boundary (SPB), provided they accord with policies of the development plan and the Burghclere Design Code. This policy deems that land outside the settlement boundary is countryside where other development plan policies and national policies apply. This policy requires that new dwellings and development in areas of the Parish within the River Test catchment will demonstrate nutrient neutrality.	To only allow development outside the Burghclere SPB in exceptional circumstances, as set out in Local Plan Policy SS6. To ensure that proposals comply with the Burghclere Design Code. To ensure that proposals for new dwellings that result in a net increase in population will demonstrate nutrient neutrality.	<u>Consents</u> There were no new dwellings consented within Burghclere Settlement Policy Boundary (SPB) during the monitoring year. Four gross and three net new dwellings were consented outside of Burghclere SPB during the monitoring year, four case officer reports referred to Policy B1: • Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and associated works. The case officer's report refers to Policy B1 and finds the proposal is located in the countryside outside of Burghclere SPB. However, it notes that the existing property has access to local facilities, and as the proposal is for a replacement dwelling it will utilise a brownfield site and is thus a sustainable form of development. • Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal. The appeal decision notes that the proposal conflicts with Policy B1, however finds that the overall purpose of this policy is to promote growth where it would not harm the rural character of the environment. The appeal decision finds the development would not harm the character and appearance of the area given the size of development and existing context of built form which it would be viewed against. Furthermore, the Burghclere Design

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			Code is not considered relevant at this stage as this is for Permission in Principle. Thus, the conflict with Policy B1 is only given moderate weight. - Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) Technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. dwelling. The case officer's report refers to Policy B1, however the principle of development in this area had been previously granted and it is noted that the development represents an infill plot. - Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP. The committee report finds the proposal complies with Policy B1 as the location of development was consented in principle and this proposal is for Technical Details Consent. <u>Completions</u> - There were three completions in the parish during the monitoring year outside of Burghclere SPB: - Three dwellings at Beacon Hill House, Winchester Road, Whitway, Burghclere (22/00615/ROC). - One dwelling at Barns at Norman Farm, Well Street, Burghclere (18/02842/FUL). - One dwelling at Land Adjacent to Laurel House, Earlstone Common, Burghclere (18/01314/RES).

Policy	Description of the policy	Target (as agreed with Burghclere Parish Council)	Performance during monitoring period (1 st April 2023-31 March 2024)
			<u>Refusals</u> Three planning applications related to new dwellings were refused for non-compliance with Policy B1 during the monitoring year: • 6 Weir Vale Cottages, Old Burghclere (22/03327/FUL) for erection of 3-bedroom dwelling and associated rear parking area utilising existing rear access. The application was refused as it would introduce inappropriate residential development within an open countryside context, outside any identified settlement policy boundary, which is contrary to Policy B1. A subsequent appeal has been lodged. • Land At Pembroke House, Earlstone Common, Burghclere (23/01295/PIP) for permission in Principle for residential development of 1 no. dwelling. The application was refused as it would introduce an inappropriate form of residential development into a countryside location, which is contrary to Policy B1. • Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of 25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and accessible natural greenspace. The application was refused as the proposal would result in a significant number of houses outside of the settlement policy boundary within the countryside, which is contrary to Policy B1.

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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.	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. There have not been any planning applications determined on this site during the monitoring year.
Policy B3: Residential Garden Land Development	Where planning permission is required, development proposals on residential garden land within the settlement boundary will be supported, provided they comply with the Burghclere Design Code and the specific criteria within the policy.	To support development proposals on residential garden land within the settlement policy boundary provided they comply with the Burghclere Design Code and specific requirements of the policy.	<u>Consents</u> There was one application consented on residential garden land within the Burghclere SPB within the monitoring year, this did not refer to Policy B3: Eversley, Harts Lane, Burghclere (23/00905/HSE) for single storey conservatory link extension between bungalow and garage bonus room. The case officer's report notes the proposal will maintain the character of the host buildings and will remain subservient to the main dwelling without impacting neighbouring amenities, which complies with the specific criteria within the policy. <u>Completions</u> There were no new dwelling completions on residential garden land within the Burghclere SPB during the monitoring year.

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			<u>Refusals</u> There were no planning applications refused during the monitoring period located on residential garden land inside the Burghclere SPB.
Policy B4: Housing Mix, Tenure and Provision of Smaller Homes	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.	<u>Consents:</u> Policy B4 seeks the provision of homes to meet the local needs of the parish. The majority of market dwellings are expected to be two- or three-bedroom dwellings. Applications for two or more net new dwellings must justify the housing mix. Four gross and three net dwellings were consented during the monitoring year. None of the consents were large enough to justify the housing mix or provide affordable housing. The housing mix proposed on the consented sites is as follows: - Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for the loss of 1 x 3 bed dwelling and gain of 1 x 4 bed dwelling. - Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for 1 x unknown dwelling (to be determined at TDC stage). - Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) for 1 x 5 bed dwelling. - Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for 1 x 4 bed dwelling.

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Policy B5: Burghclere Design Code	Proposals for development will be supported where they contribute positively to the character and design quality of the local area, with regard to the Burghclere Design Code. Proposals within the North Wessex Downs National Landscape should also have regard to the criteria in the National Landscape Management Plan (AONB management plan in NP).	To ensure new developments have regard to the Burghclere Design Code. To ensure proposals within the North Wessex Downs National Landscape have regard to the criteria set out in the National Landscape Management Plan.	<u>Consents</u> There were four applications for new dwellings consented during the monitoring year. Three of the case officer reports referred to Policy B5: • Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and associated works. The case officer's report finds the proposal complies with Policy B5 and the Burghclere Design Code, as the replacement dwelling matches the character of the original building, and the annexe would incorporate well visually into the design of the overall plot. • Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal. The appeal decision notes that this is for permission in principle and matters of design will be settled at Technical Details Consent stage. The decision considers that there is a realistic prospect that the design will be suitably related to the surrounding residential form and character. • Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) for technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. Dwelling. The case officer's report finds the proposal complies with Policy B5, as the development would relate to surrounding development well and would not result in

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			significant adverse impacts on the local landscape character. - Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP. The committee report finds the proposal complies with Policy B5 as the development would be of an appropriate design and relate to surrounding residential developments in a sympathetic manner, which would not result in significant adverse impacts on the local landscape character or scenic quality in the area. There were three applications for new buildings/structures consented within the monitoring year, three of these referred to Policy B5: - Heatherwold Stud Farm, Ox Drove, Burghclere (23/00297/FUL) for construction of drainage infrastructure to facilitate use of part of paddock as sand arena and creation of landscaped bund. The case officer's report refers to Policy B5 and notes that the proposal would not give rise to a significant impact on the character of the surrounding area. To ensure compliance with Policy B5, details of the landscaping for the bund are secured via condition. - Barn B, Norman Farm, Well Street, Burghclere (23/02999/HSE) for erection of a Detached Garage. The case officer's report finds the proposal complies with Policy

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			B5 as the materials for the proposed garage are considered appropriate to its context, and the development will not dominate the host or neighbouring buildings or adversely impact the neighbouring Grade II listed Barn A and Barn C. • Ox Drove Farm, Burghclere (23/01507/FUL) for erection of stables and construction of road linking existing access road to stables. The case officer's report refers to Policy B5 and notes the proposed stables would not have harmful visual impact on the surrounding landscape. The design is noted to be typical of a building of this nature in the countryside, and the extension to the driveway would match the existing driveway. <u>Refusals</u> There were two planning applications refused for non-compliance with Policy B5 during the monitoring period: • 6 Weir Vale Cottages, Old Burghclere (22/03327/FUL) for erection of 3-bedroom dwelling and associated rear parking area utilising existing rear access. The application was refused as it is contrary to Policy B5. The proposal would not be sympathetic to and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape and the character of the North Wessex Downs National Landscape. A subsequent appeal has been lodged. • Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of

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			25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and accessible natural greenspace. The application was refused as the proposal conflicts with Policy B5. The proposal would not be sympathetic to and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape. <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.
Policy B6: Net Zero Carbon Buildings	Where possible, all development is encouraged to be 'zero carbon ready' by design by minimising the amount of energy needed to heat and cool buildings through landform, building orientation, massing and landscaping.	To ensure development is 'zero carbon ready' by design. To consider whether existing buildings can be re-used to capture their embodied carbon. To ensure new non-residential developments minimise carbon dioxide emissions, make efficient use of natural resources	<u>Consents</u> There were four consents for new dwellings during the monitoring year. Three of the case officer reports referred to Policy B6: Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and associated works. The case officer's report referred to Policy B6 and finds the proposal is sustainable as the development would result in the reuse of a brownfield site and would provide a modern contemporary energy efficient home. The proposal would provide PV panels and air source heat

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	Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used to capture their embodied carbon. Non-residential proposals minimise carbon dioxide emissions, make efficient use of natural resources and the most of natural systems, to reduce vulnerability to climate change impacts.	and the most of natural systems to reduce vulnerability to climate change impacts.	pumps, potentially improving the environmental credentials of the site compared to the existing property. - Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal. The appeal decision notes as this approval is for permission in principle, details of energy efficient design may come forwards at technical details consent stage. - Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) for technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. dwelling. The case officer's report refers to Policy B6 and notes that as this approval is for permission in principle, details of energy efficient design may come forwards at technical details consent stage. Conditions are secured to ensure that water efficiency standards and electric vehicle charging provisions are met and approved, to comply with Policy B6. - Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP. The committee report refers to Policy B6 and secures via condition details of water efficiency standards.

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			There were three consents for new buildings / structures during the monitoring year, none of these referred to Policy B6: • Heatherwold Stud Farm, Ox Drove, Burghclere (23/00297/FUL) for construction of drainage infrastructure to facilitate use of part of paddock as sand arena and creation of landscaped bund. The case officer's report notes the proposal complies with Local Plan Policy CN9 which supports the transition to a low carbon future. • Barn B, Norman Farm, Well Street, Burghclere (23/02999/HSE) for erection of a Detached Garage. The case officer's report does not refer to Policy B6 • Ox Drove Farm, Burghclere (23/01507/FUL) for erection of stables and construction of road linking existing access road to stables. The case officer's report does not refer to Policy B6. <u>Refusals</u> There were no planning applications refused for non-compliance with Policy B6 during the monitoring year.
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 permitted on Local Heritage Assets during the monitoring year.
Policy B8: Local Landscape	To preserve the character and visual amenity of the local	To ensure new development conserves or enhances the character of	<u>Consents</u> There were four applications for new dwellings during the monitoring year.

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	landscape, the features that characterise the parish and the setting of the village in the wider landscape as defined in the Burghclere Design Code and specific criteria defined within the policy.	the landscape and built environment in accordance with the Burghclere Design Code and Local Plan Policy EM1.	All of the case officer reports referred to Policy B8 or landscape: • Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and associated works. The case officer's report refers to Policy B8 and finds the proposal would not cause adverse impacts on character and local landscape, as the replacement dwelling matches the existing plot. • Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal. The appeal decision finds the principle of development complies with Policy B8 as it will not unacceptably harm the character and appearance of the area. • Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) Technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. Dwelling. The case officer's report finds the proposal complies with Policy B8 as the development would relate to surrounding development and would not result in significant impacts on the local landscape character. • Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP. The committee report finds the proposal complies with Policy

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			B8 as the dwelling would relate to surrounding development and would not result in adverse impacts on the local landscape character or scenic quality of the area. There were three consents for new buildings / structures during the monitoring year, three of these referred to Policy B8: • Heatherwold Stud Farm, Ox Drove, Burghclere (23/00297/FUL) for construction of drainage infrastructure to facilitate use of part of paddock as sand arena and creation of landscaped bund. The case officer's report finds the proposal complies with Policy B8 as the site is well shielded by the surrounding landscape with minimal views of the application site. The proposal would not have any significant or adverse impacts on the character of the area or wider landscape. • Barn B, Norman Farm, Well Street, Burghclere (23/02999/HSE) for erection of a Detached Garage. The case officer's report finds the proposal complies with Policy B8 as the reduced height of the garage will not challenge the hierarchy of buildings in the surrounding area, and the materials proposed are considered appropriate for the context of the site. The proposal is considered to be in keeping with the rural landscape and character of the area. • Ox Drove Farm, Burghclere (23/01507/FUL) for erection of stables and construction of road linking existing access road to stables. The case officer's report refers to Policy B8 and finds the proposal would not have a harmful visual impact on

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			the surrounding landscape, and the design of the proposal is typical of a building of this nature in the countryside. <u>Refusals</u> There were two planning applications refused within the monitoring year due to non-compliance with Policy B8: - Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of 25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and accessible natural greenspace. The proposal is refused as it is contrary to Policy B8, as the development would not be sympathetic to and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape. - Manor Farm house, Old Burghclere (22/03266/FUL) for erection of steel portal framed building to be used as a grain dryer and store, together with solar panels, two water harvesting tanks, four gas tanks, a 25-metre-wide area of hardstanding and an entrance road. The proposal is refused as it is contrary to Policy B8, as the development would not be sympathetic to and would fail to respect and integrate with the character, visual amenity, and scenic quality of the local landscape.

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			<u>Appeals</u> One planning application for a new building was dismissed at appeal due to non-compliance with Policy B8 during the monitoring year: Manor Farm house, Old Burghclere (22/00428/FUL) for erection of steel portal framed building to be used as an on-floor grain dryer and store. The appeal was dismissed because the proposal would harm the landscape and scenic beauty and conflict with the policies in the Local Plan and the Burghclere NP (including Policy B8) concerning the protection of the landscape.
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.	<u>Consents</u> There were no planning applications for new dwellings or buildings adjacent to important views during the monitoring year. <u>Refusals</u> Three planning applications for new dwellings adjacent to important views were refused during the monitoring year, however, Policy B9 was not listed as a reason for refusal: Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of 25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and accessible natural greenspace.

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			6 Weir Vale Cottages, Old Burghclere (22/03327/FUL) for erection of 3-bedroom dwelling and associated rear parking area utilising existing rear access. - Land At Pembroke House, Earlstone Common, Burghclere (23/01295/PIP) for permission in Principle for residential development of 1 no. dwelling. The application was refused as it would introduce an inappropriate form of residential development into a countryside location. <u>Appeals</u> One planning application for a new building adjacent to important views was dismissed at appeal during the monitoring year: - Manor Farm house, Old Burghclere (22/00428/FUL) for erection of steel portal framed building to be used as an on-floor grain dryer and store. The appeal was dismissed because the proposal would harm the landscape and scenic beauty and conflict with the policies in the Local Plan and the Burghclere NP (including Policy B9) concerning the protection of the landscape.
Policy B10: Green Infrastructure and Nature Recovery	Requires development proposals in the broad location of the Green and Blue Infrastructure and Nature Recovery	To ensure new development within the broad location of the Green and Blue Infrastructure and Nature Recovery Networks demonstrate in the design	<u>Consents</u> There were four applications for new dwellings during the monitoring year. Two of the case officer reports referred to Policy B10: Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and

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	Networks, together with indicative Green Corridors to support nature recovery and ecological connectivity. Ensures any net gain in biodiversity for any development should be in accordance with national policy.	of their layouts and landscaping schemes how they will maintain or improve the functionality of the network. To ensure developments that undermine the integrity of the network will not be supported. To ensure any net gain in biodiversity in accordance with national policy.	associated works. The case officer's report notes that the proposed mitigation measures for biodiversity are acceptable, and a condition is applied to ensure the biodiversity survey is followed. - Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal. The appeal decision notes that as the proposal was for Permission in Principle, details surrounding biodiversity would be expected at Technical Details Stage. - Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) Technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. dwelling. The case officer's report finds the proposal complies with Policy B10 subject to enhancements for native planting and roosting boxes being secured via condition. - Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP. The committee report finds the proposal complies with Policy B10 and would conserve the biodiversity value and nature conservation interests of the site. There were three consents for new buildings / structures during the monitoring period, one of these referred to Policy B10:

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			• Heatherwold Stud Farm, Ox Drove, Burghclere (23/00297/FUL) for construction of drainage infrastructure to facilitate use of part of paddock as sand arena and creation of landscaped bund. The case officer's report finds the proposal complies with Policy B10, as the development would not result in adverse harm to biodiversity. • Barn B, Norman Farm, Well Street, Burghclere (23/02999/HSE) for erection of a Detached Garage. The case officer's report does not refer to Policy B10 or biodiversity. However, the garage is to be sited on an existing driveway so there is unlikely to be any biodiversity impact. • Ox Drove Farm, Burghclere (23/01507/FUL) for erection of stables and construction of road linking existing access road to stables. The case officer's report notes that there would be no impacts on biodiversity, and the external flood lights on the stables would have a sensor for movement at close range and not impact bats. <u>Refusals</u> No planning applications were refused due to non-compliance with Policy B10 during the monitoring period.
Policy B11: Local Green Spaces	To protect specific local green spaces identified within the neighbourhood plan to	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.

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	ensure development does not encroach on or adversely affect these designated local green spaces.		
Policy B12: Community Facilities	Resists the unnecessary loss of community facilities and supports proposals that improve their viability.	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. To support proposals that improve the viability of an established community use, including extensions or partial redevelopment, where these are appropriate and do not harm the amenities of adjoining residential properties.	<u>Consents</u> One planning application was approved within the monitoring period which related to community facilities: - Burghclere Parish Hall Church Lane Burghclere Hampshire (23/02049/LBC) Removal of 1 No. unauthorised replacement window with new window profile to match approved details from application 20-03487-LBC. Removal of 1No. non-compliant window within the opening approved under application 20-03487-LBC and replacement with new window profile to match approved details from application 20-03487-LBC. The case officer's report lists Policy B12. and finds the proposal would restore the listed building of Portal Hall by removing the unauthorised and non-compliant windows. <u>Refusals</u> Policy B12 was listed as a reason for refusal on one planning application during the monitoring year: - Land On The South And East Side Of Harts Lane, Burghclere (23/02769/OUT) for residential development of 25 dwellings with access on to Harts Lane, with associated open space, infrastructure, drainage, landscaping and

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			accessible natural greenspace. The application was refused on the grounds of it being contrary to Policy B12, as the proposed development does not make any adequate provision for community and infrastructure contributions.
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> Two planning applications were approved within the monitoring period which related to tourism, neither of these referred to Policy B13: Barns At Norman Farm, Well Street, Burghclere (23/02254/FUL and 23/02255/LBC) for change of use of barn in use as residential store to residential annex and holiday accommodation, and for associated conversion works including site works. The case officer's reports find the proposal complies with Local Plan Policy EP5 which regards rural tourism, as the proposal would utilise the existing suitable barn building through change of use or conversion without the need for substantial rebuilding, extension or alteration.
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	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 four applications for new dwellings during the monitoring year. All of the case officer reports referred to Policy B14: Fir Cottage, Heatherwold, Newtown (23/02394/FUL) for demolition of existing dwelling and erection of replacement single-storey dwelling, incorporating an attached annexe and

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	park in Burghclere village.		associated works. The case officer's report finds the proposal complies with Policy B14, as the site is in a rural location where a 4-bedroom dwelling requires four car parking spaces, and this provision is met thus meeting car parking standards in the parish. • Land Adjacent To Earlstone House, Earlstone Common, Burghclere (22/00862/PIP) for an application for Permission in Principle for residential development of 1 no. dwelling. This was allowed at appeal. The appeal decision does not refer to Policy B14 or car parking, however this was not an initial reason for refusal as the proposal was noted to comply with Policy B14 in principle and provide sufficient parking. • Land At Oak View, Yeomans Lane, Newtown (23/00906/TDC) Technical detailed consent pursuant to Permission in Principle ref 21/02224/PIP for the erection of 1 no. dwelling. The case officer's report finds the proposal complies with Policy B14. In accordance with submitted plans, the dwelling would provide space for at least three cars to park on the drive and at least one car within the garage, which is secured via condition. Additionally, cycle storage and an electric vehicle charging point is secured via condition. • Land Adjoining Oxleas, Ox Drove, Burghclere (21/03850/TDC) for an application for Technical Details Consent in respect of the erection of 1 no. dwelling; in accordance with Permission in Principle Ref: 20/00191/PIP. The committee report finds the proposal complies in surplus

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			with Policy B14 as more than the required parking spaces will be provided. Sufficient cycle storage and electric vehicle charging points are secured via condition. There were three consents for new buildings / structures during the monitoring period, one of these referred to Policy B14: • Heatherwold Stud Farm, Ox Drove, Burghclere (23/00297/FUL) for construction of drainage infrastructure to facilitate use of part of paddock as sand arena and creation of landscaped bund. The case officer's report refers to Policy B14, and notes that although there is a potential for an increase in parking need at the site, there is already sufficient parking provision on site. • Barn B, Norman Farm, Well Street, Burghclere (23/02999/HSE) for erection of a Detached Garage. The case officer's report notes the proposal would utilise existing parking and provide additional space for parking and storage of cycles within the proposed garage. The proposed parking would thus be sufficient. • Ox Drove Farm, Burghclere (23/01507/FUL) for erection of stables and construction of road linking existing access road to stables. The case officer's report notes that the proposed stables would not require any additional parking than that which is already situated within Ox Drove Farm.

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			<u>Refusals</u> No planning applications were refused due to non-compliance with Policy B14 during the monitoring period. <u>Consents for public car parks</u> No planning applications were approved during the monitoring year which related to public car parks.