

Burghclere Neighbourhood Plan (as Modified 2023) 2011-2029 (Monitoring year 2)

Monitoring Report 2 covering the period from 1 April 2024-31 March 2025

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 second monitoring report on the Neighbourhood Plan made in 2023 covers the period from 1 April 2024 to 31 March 2025, and identifies the position at 1 April 2025.

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 2025. These are shown in Table 1 below:

Table 1: Planning consents counting towards Local Plan Policy SS5 requirement

Decision date	Planning reference	Site name	Net number of dwellings	Gross number 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	6	No	Before adoption of NP
Total			6	6		

As of 31 March 2025, 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. It 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 year. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council. The number of refusals for new housing development is also shown.

Consents

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

- Carlton, Harts Lane, Burghclere (23/02415/RES) for reserved matters application for the erection of 2 no. dwellings with detached garages, including appearance and scale (pursuant to outline planning permission reference 18/00778/OUT approved at appeal).
- Land Adjacent to Earlstone House, Earlstone Common, Burghclere (24/02202/TDC) for erection of one dwelling.

Completions

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

- One dwelling at Heathfield, Yeomans Lane, Newtown (21/02619/FUL).
- One dwelling at Annexe, Froyle House, Harts Lane, Burghclere (22/01162/LDED).
- One dwelling at Millbrook House, Ayres Lane, Burghclere (22/02439/RES).

Refusals and appeals

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

- Spindles, Winchester Road, Burghclere (24/01784/FUL) for demolition of existing dwelling and erection of two detached dwellings with associated access, parking and landscaping.
- Land Adjacent Winchester Road, Burghclere (24/01994/PIP) for an application for Permission in Principle for 9 no. new starter/affordable dwellings.
- 6 Weir Vale Cottages, Old Burghclere (24/01567/FUL) for erection of a 3 bedroom dwelling and associated rear parking area utilising existing rear access.
- Land At Signal Box Farm, Spring Lane, Burghclere (24/01697/FUL) for construction of a single detached dwellinghouse with parking and landscaping.

Refusals and appeals

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

There were five planning applications refused during the monitoring year:

- Spindles, Winchester Road, Burghclere (24/01784/FUL) for demolition of existing dwelling and erection of two detached dwellings with associated access, parking and landscaping. The application was refused as it would not be a sustainable form of development within the countryside, and would not promote opportunities for sustainable transport. The proposal would also be out of keeping with the character of the area and harm the rural landscape, and would result in harm to bats which are a protected species. Insufficient information has been provided to demonstrate the development would

achieve biodiversity net gain. The proposal was thus found to be contrary to the NPPF; Local Plan Policies SD1, CN9, EM1, EM4, and EM10; and Neighbourhood Plan Policies B1 and B3. An appeal was subsequently dismissed outside of the monitoring year.

- Land Adjacent Winchester Road, Burghclere (24/01994/PIP) for an application for Permission in Principle for 9 no. new starter/affordable dwellings. The application was refused as it would not be a sustainable form of development and would not promote opportunities for sustainable transport. The proposal would also have a harmful and urbanising effect on the character and appearance of the area. The application was thus found to be contrary to the NPPF; Local Plan Policies SD1, SS1, SS6, CN2, CN9, EM1 and EM10; and Neighbourhood Plan Policies B1, B5 and B8. An appeal was subsequently dismissed outside the monitoring year.
- 6 Weir Vale Cottages, Old Burghclere (24/01567/FUL) for erection of a 3 bedroom dwelling and associated rear parking area utilising existing rear access. The application was refused as it would not be a sustainable form of development and would introduce inappropriate residential development into an isolated countryside location. The proposal would thus be contrary to the NPPF; Local Plan Policies SS1, SS6, EM1 and EM10; and Neighbourhood Plan Policies B1 and B5. An appeal was subsequently dismissed outside the monitoring year.
- Rosella Cottage, Tothill, Burghclere (24/01977/LDPO) for a proposed single storey side extension, loft conversion with a rear dormer, porch extension plus a detached outbuilding. The application was refused as the proposed development exceeds the limits of permitted development.
- Land At Signal Box Farm, Spring Lane, Burghclere (24/01697/FUL) for construction of a single detached dwellinghouse with parking and landscaping. The application was refused as it would not be a sustainable form of development and would introduce an inappropriate form of residential development into a countryside location, which would be detrimental to the character of the area. The proposal would thus be contrary to the NPPF; Local Plan Policies SS1, SS6, EM1 and EM10; and Neighbourhood Plan Policies B1 and B5. An appeal was subsequently allowed outside the monitoring year.

Monitoring indicators

The table below sets out the policies within the neighbourhood plan and the targets that are monitored in this report.

Table 2: Burghclere Neighbourhood Plan monitoring indicators

Policy	Description of the policy	Target
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.
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.
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.
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.
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.	To ensure new developments have regard to the Burghclere Design Code. To ensure proposals within the North Wessex Downs National Landscape have regard to

Policy	Description of the policy	Target
	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).	the criteria set out in the National Landscape Management Plan.
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. 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.	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 and the most of natural systems to reduce vulnerability to climate change impacts.
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.
Policy B8: Local 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 as defined in the Burghclere Design Code and specific criteria defined within the policy.	To ensure new development conserves or enhances the character of the landscape and built environment in accordance with the Burghclere Design Code and Local Plan Policy EM1.
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.
Policy B10: Green	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

Policy	Description of the policy	Target
Infrastructure and Nature Recovery	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.	Networks demonstrate in the design 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.
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.
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.
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).
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.

Policy B1: Burghclere Settlement Boundary and Building in the Countryside

Consents

There were two gross and net new dwellings consented within Burghclere Settlement Policy Boundary (SPB) during the monitoring year, the committee report referred to Policy B1:

- Carlton, Harts Lane, Burghclere (23/02415/RES) for reserved matters application for the erection of 2 no. dwellings with detached garages, including appearance and scale (pursuant to outline planning permission reference 18/00778/OUT approved at appeal). The committee report refers to Policy B1 and notes that outline permission establishing the principle of development in this location has already been granted.

One gross and net new dwelling was consented outside of Burghclere SPB during the monitoring year, the committee report referred to Policy B1:

- Land Adjacent to Earlstone House, Earlstone Common, Burghclere (24/02202/TDC) for erection of one dwelling. The committee report refers to Policy B1 and notes that permission in principle for development has already been granted.

Completions

There were three completions in the parish during the monitoring year outside of Burghclere SPB:

- One dwelling at Heathfield, Yeomans Lane, Newtown (21/02619/FUL).
- One dwelling at Annexe, Froyle House, Harts Lane, Burghclere (22/01162/LDED).
- One dwelling at Millbrook House, Ayres Lane, Burghclere (22/02439/RES).

Refusals

Four planning applications related to new dwellings were refused for non-compliance with Policy B1 during the monitoring year:

- Land Adjacent Winchester Road, Burghclere (24/01994/PIP) for an application for Permission in Principle for 9 no. new starter/affordable dwellings. The application was refused as it would have a harmful and urbanising effect on the character and appearance of the area in a countryside location, which is contrary to Policy B1. An appeal was subsequently dismissed outside the monitoring year.
- Spindles, Winchester Road, Burghclere (24/01784/FUL) for demolition of existing dwelling and erection of two detached dwellings with associated access, parking and landscaping. The application was refused as it would be out of keeping with the character and appearance of the area in a countryside location, which is contrary to Policy B1. An appeal was subsequently dismissed outside of the monitoring year.

- 6 Weir Vale Cottages, Old Burghclere (24/01567/FUL) for erection of a 3 bedroom dwelling and associated rear parking area utilising existing rear access. The application was refused as it would introduce inappropriate residential development into an isolated countryside location, which is contrary to Policy B1. An appeal was subsequently dismissed outside the monitoring year.
- Land At Signal Box Farm, Spring Lane, Burghclere (24/01697/FUL) for construction of a single detached dwellinghouse with parking and landscaping. The application was refused as it would introduce an inappropriate form of residential development into a countryside location, which is contrary to Policy B1. An appeal was subsequently allowed outside the monitoring year.

Policy B2: Land off Harts Lane / Winchester Road

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

Consents

There was one application consented for two dwellings on residential garden land within the Burghclere SPB within the monitoring year, this did not refer to Policy B3:

- Carlton, Harts Lane, Burghclere (23/02415/RES) for reserved matters application for the erection of 2 no. dwellings with detached garages, including appearance and scale (pursuant to outline planning permission reference 18/00778/OUT approved at appeal). The committee report notes that the proposed dwellings would be appropriate in the context of the character and appearance of the surround area, with complies with the specific criteria within the policy.

Completions

There were no new dwelling completions on residential garden land within the Burghclere SPB during the monitoring year.

Refusals

There were no planning applications refused during the monitoring year located on residential garden land inside the Burghclere SPB.

Policy B4: Housing Mix, Tenure and Provision of Smaller Homes

Consents

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.

Three gross and net dwellings were consented during the monitoring year. One of the consents was large enough to justify the housing mix but not to provide affordable housing.

The housing mix proposed on the consented sites is as follows:

- Carlton, Harts Lane, Burghclere (23/02415/RES) for 2 x 4 bed dwellings. The committee report notes that this does not accord with the housing mix objective of Policy B4, but that Policy CN3 of the Local Plan recognises that on smaller developments it may not be appropriate to meet the requirements of Policy CN3, and concludes that this matter would not be sufficient to warrant a reason for refusal.
- Land Adjacent to Earlstone House, Earlstone Common, Burghclere (24/02202/TDC) for 1 x 4 bed dwelling. This proposal only involves one dwelling and therefore does not need to justify the housing mix.

Policy B5: Burghclere Design Code

Consents

There were two applications for new dwellings consented during the monitoring year. Both of the case officer reports referred to Policy B5:

- Carlton, Harts Lane, Burghclere (23/02415/RES) for reserved matters application for the erection of 2 no. dwellings with detached garages, including appearance and scale (pursuant to outline planning permission reference 18/00778/OUT approved at appeal). The committee report finds the proposal complies with Policy B5 as the development would be of acceptable and appropriate design with regards to the area and neighbouring amenities.
- Land Adjacent to Earlstone House, Earlstone Common, Burghclere (24/02202/TDC) for erection of one dwelling. The committee report finds the proposal complies with Policy B5 as the development is acceptable in terms of design and impact on the character of the area.

There were four applications for new buildings/structures consented within the monitoring year, all of these referred to Policy B5:

- The Oxdrove House, Ox Drove, Burghclere (24/02357/HSE and 24/02358/LBC) for formation of new Paddle court within the grounds of Oxdrove House garden. Alteration to the existing detached garage with the formation of two new garage doors on the eastern elevation. The case

officer's reports find the proposal complies with Policy B5 as it would maintain the character and qualities of the area and would not cause harm to the listed building.

- Dodds Farm, Well Street, Burghclere (24/00989/FUL) for construction of roof building over existing silage clamp. The case officer's report finds the proposal complies with Policy B5 as it is of acceptable design which maintains the character and qualities of the area.
- Heatherwold Stud Farm, Ox Drove, Burghclere (24/00709/FUL) for erection of enclosure over existing sand school with associated water collection tank and pump at Heatherwold Stud, Burghclere. The case officer's report refers to Policy B5 and finds the proposed design is consistent with other buildings within the site.

Policy B5 was also used in the determination of a number of smaller household applications which were granted within the monitoring year, to ensure that development proposals within the parish had regard to the Burghclere Design Code.

Refusals

There were three planning applications refused for non-compliance with Policy B5 during the monitoring year:

- Land Adjacent Winchester Road, Burghclere (24/01994/PIP) for an application for Permission in Principle for 9 no. new starter/affordable dwellings. The application was refused as it would have a harmful and urbanising effect on the character and appearance of the area, which is contrary to Policy B5. An appeal was subsequently dismissed outside the monitoring year.
- 6 Weir Vale Cottages, Old Burghclere (24/01567/FUL) for erection of a 3 bedroom dwelling and associated rear parking area utilising existing rear access. The application was refused as it would not be a sustainable form of development and would introduce inappropriate residential development into an isolated countryside location, which is contrary to Policy B5. An appeal was subsequently dismissed outside the monitoring year.
- Land At Signal Box Farm, Spring Lane, Burghclere (24/01697/FUL) for construction of a single detached dwellinghouse with parking and landscaping. The application was refused as it would introduce an inappropriate form of residential development into a countryside location, which would be detrimental to the character of the area. This would be contrary to Policy B5. An appeal was subsequently allowed outside the monitoring year.

Building for a Healthy Life assessments

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 completed during the monitoring year so this element of the policy was not tested.

Policy B6: Net Zero Carbon Buildings

Consents

There were two consents for new dwellings during the monitoring year. One of the case officer reports referred to Policy B6:

- Carlton, Harts Lane, Burghclere (23/02415/RES) for reserved matters application for the erection of 2 no. dwellings with detached garages, including appearance and scale (pursuant to outline planning permission reference 18/00778/OUT approved at appeal). The committee report finds the proposal complies with Policy B6, and the application is considered to be an acceptable form of sustainable development.
- Land Adjacent to Earlstone House, Earlstone Common, Burghclere (24/02202/TDC) for erection of one dwelling. The committee report attaches conditions to secure details of water efficiency standards and finds the proposal complies with Local Plan Policy CN9, which supports the transition to a low carbon future.

There were four consents for new buildings / structures during the monitoring year, none of these referred to Policy B6:

- The Oxdrove House, Ox Drove, Burghclere (24/02357/HSE and 24/02358/LBC) for formation of new Paddle court within the grounds of Oxdrove House garden. Alteration to the existing detached garage with the formation of two new garage doors on the eastern elevation. The case officer's report does not refer to Policy B6, however notes the proposal complies with Local Plan Policy CN9 which supports the transition to a low carbon future.
- Dodds Farm, Well Street, Burghclere (24/00989/FUL) for construction of roof building over existing silage clamp. The case officer's report does not refer to Policy B6, however notes the proposal complies with Local Plan Policy CN9 which supports the transition to a low carbon future.
- Heatherwold Stud Farm, Ox Drove, Burghclere (24/00709/FUL) for erection of enclosure over existing sand school with associated water collection tank and pump at Heatherwold Stud, Burghclere. The case officer's report does not refer to Policy B6, however notes the proposal complies with Local Plan Policy CN9 which supports the transition to a low carbon future.

Refusals

There were no planning applications refused for non-compliance with Policy B6 during the monitoring year.

Policy B7: Local Heritage Assets

There were three planning applications permitted on Local Heritage Assets during the monitoring year, one of these referred to Policy B7:

- Portal Memorial Hall Cottage, Church Lane, Burghclere (24/00545/LBC) for repair to failed porch structure, upgrading and repair to existing windows, replacement of cast iron gutters/ downpipes. The case officer's report notes the proposal is acceptable in terms of heritage impacts subject to attached conditions.
- Portal Hall, Church Lane, Burghclere (24/02004/LBC) for renovation of existing original cast iron Hoppers and replacement of existing defective cast iron gutters and fixings with new deep flow cast aluminium gutters to match existing. The case officer's report refers to Policy B7 and attaches conditions to ensure the proposal is acceptable in terms of impact on design and character.
- Parsons Corner, Harts Lane, Burghclere (24/02064/HSE) for erection of a two-storey side extension. The case officer's report notes that the host building is a notable building, however finds the proposed extension would not have an adverse impact on the locally listed building.

Policy B8: Local Landscape

Consents

There were two applications for new dwellings during the monitoring year.

Both of the case officer reports referred to Policy B8 or landscape:

- Carlton, Harts Lane, Burghclere (23/02415/RES) for reserved matters application for the erection of 2 no. dwellings with detached garages, including appearance and scale (pursuant to outline planning permission reference 18/00778/OUT approved at appeal). The committee report finds the proposal complies with Policy B8 as the development would not have an adverse impact on the landscape character or the character of the area.
- Land Adjacent to Earlstone House, Earlstone Common, Burghclere (24/02202/TDC) for erection of one dwelling. The committee report refers to Policy B8 and finds the development would not have adverse impacts on the character of the area.

There were four consents for new buildings / structures during the monitoring year, three of these referred to Policy B8:

- The Oxdrove House, Ox Drove, Burghclere (24/02357/HSE and 24/02358/LBC) for formation of new Paddle court within the grounds of Oxdrove House garden. Alteration to the existing detached garage with the formation of two new garage doors on the eastern elevation. The case officer's report finds the proposal complies with Policy B8 as the development would maintain the character and appearance of the area.

- Dodds Farm, Well Street, Burghclere (24/00989/FUL) for construction of roof building over existing silage clamp. The case officer's report finds the proposal complies with Policy B8 as the development would not be adversely prominent and would not harm the character and appearance of the local area.
- Heatherwold Stud Farm, Ox Drove, Burghclere (24/00709/FUL) for erection of enclosure over existing sand school with associated water collection tank and pump at Heatherwold Stud, Burghclere. The case officer's report finds the proposal complies with Policy B8 as the proposed design is consistent with other buildings within the site and given the screening around the site, it would not have adverse impacts on the character of the area or wider landscape.

Policy B8 was also used in the determination of a number of smaller household applications which were granted within the monitoring year to ensure that development proposals within the parish preserve the character and visual amenity of the local landscape.

Refusals

There was one planning application refused within the monitoring year due to non-compliance with Policy B8:

- Land Adjacent Winchester Road, Burghclere (24/01994/PIP) for an application for Permission in Principle for 9 no. new starter/affordable dwellings. The application was refused as it would have a harmful and urbanising effect on the character and appearance of the area, which is contrary to Policy B8.

Policy B9: Important Views

Consents

There were two planning applications for new dwellings or buildings adjacent to important views during the monitoring year, neither of these referred to Policy B9:

- Dodds Farm, Well Street, Burghclere (24/00989/FUL) for construction of roof building over existing silage clamp. The case officer's report notes that there are views of the development from the public domain and adjacent PROW, however by virtue of design and siting the development would not be adversely prominent or harm the character of the street scene.
- Wergs Farmhouse, Well Street, Old Burghclere (24/01510/HSE and 24/01511/LBC) for external swimming pool in south east laid to lawn area of grounds with plant equipment within adjacent thatched Barn. The case officer's report notes that the development would be glimpsed by views, however the majority of views would be blocked by the existing built form and boundary treatments.

Refusals

Two 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:

- 6 Weir Vale Cottages, Old Burghclere (24/01567/FUL) for erection of a 3 bedroom dwelling and associated rear parking area utilising existing rear access.
- Land At Signal Box Farm, Spring Lane, Burghclere (24/01697/FUL) for construction of a single detached dwellinghouse with parking and landscaping.

Policy B10: Green Infrastructure and Nature Recovery

Consents

There were two applications for new dwellings during the monitoring year. Both of the case officer reports referred to Policy B10:

- Carlton, Harts Lane, Burghclere (23/02415/RES) for reserved matters application for the erection of 2 no. dwellings with detached garages, including appearance and scale (pursuant to outline planning permission reference 18/00778/OUT approved at appeal). The committee report finds the proposal complies with Policy B10 as the development would not cause any adverse impacts on biodiversity.
- Land Adjacent to Earlstone House, Earlstone Common, Burghclere (24/02202/TDC) for erection of one dwelling. The committee report finds the proposal complies with Policy B10 as the site is self-build and therefore exempt from Biodiversity Net Gain, and the application has provided the necessary statements to confirm this. An ecological assessment has also been submitted which shows acceptable impacts and mitigation.

There were four consents for new buildings / structures during the monitoring year, two of these referred to Policy B10:

- The Oxdrove House, Ox Drove, Burghclere (24/02357/HSE and 24/02358/LBC) for formation of new Paddle court within the grounds of Oxdrove House garden. Alteration to the existing detached garage with the formation of two new garage doors on the eastern elevation. The case officer's report finds the proposal complies with Policy B10 as a Preliminary Ecological Assessment has been submitted and approved, and will be secured via condition.
- Dodds Farm, Well Street, Burghclere (24/00989/FUL) for construction of roof building over existing silage clamp. The case officer's report does not refer to Policy B10 or biodiversity. However, the proposal is for the construction of a roof and it is unlikely for there to be any biodiversity impact.
- Heatherwold Stud Farm, Ox Drove, Burghclere (24/00709/FUL) for erection of enclosure over existing sand school with associated water collection tank and

pump at Heatherwold Stud, Burghclere. The case officer's report finds the proposal complies with Policy B10 as the development would not result in adverse harm to biodiversity.

Refusals

No planning applications were refused due to non-compliance with Policy B10 during the monitoring year.

Policy B11: Local Green Spaces

There were no planning applications submitted on local green spaces during the monitoring year.

Policy B12: Community Facilities

Consents

One planning application was approved within the monitoring year which related to community facilities:

- Portal Hall, Church Lane, Burghclere (24/02004/LBC) for renovation of existing original cast iron Hoppers and replacement of existing defective cast iron gutters and fixings with new deep flow cast aluminium gutters to match existing. The case officer's report lists Policy B12.

Refusals

No planning applications were refused for non-compliance with Policy B12 during the monitoring year.

Policy B13: Tourism

Consents

Two planning applications were approved within the monitoring year which related to tourism, neither of these referred to Policy B13:

- Norman Farm, Well Street, Burghclere (24/01345/ROC) for variation of Condition 4 of 23/02254/FUL - (Change of use of barn in use as residential store to residential annex and holiday accommodation, and for associated conversion works including site works) - Reference the mitigation recommendations in the Ecology Report dated May 2024. The case officer's report does not refer to Policy 13, however the permission to change the barn into residential annex and holiday accommodation had already been granted and this refers to a variation in the ecological condition only, which would have no impact on tourism.
- Norman Farm, Well Street, Burghclere (24/01340/LBC) for internal and external alterations to enable the conversion of a listed barn to use as a residential annex and holiday accommodation as approved under application 23/02255/LBC: minor changes to approved internal design (condition 1), and

revised bat Mitigation Strategy (condition 4). The case officer's report does not refer to Policy 13, however the permission to change the barn into residential annex and holiday accommodation had already been granted and this refers to a variation in the internal design and bat mitigation strategy conditions only, which would have no impact on tourism.

Policy B14: Car Parking

Consents

There were two applications for new dwellings during the monitoring year. Both of the case officer reports referred to Policy B14:

- Carlton, Harts Lane, Burghclere (23/02415/RES) for reserved matters application for the erection of 2 no. dwellings with detached garages, including appearance and scale (pursuant to outline planning permission reference 18/00778/OUT approved at appeal). The committee report finds the proposal complies with Policy B14 as there would be sufficient parking space and ample space for turning on site.
- Land Adjacent to Earlstone House, Earlstone Common, Burghclere (24/02202/TDC) for erection of one dwelling. The committee report finds the proposal complies with Policy B14 as the development would not result in a significant increase to the trips generated to and from site, and suitable access and parking provision will be provided.

There were four consents for new buildings / structures during the monitoring year, one of these referred to Policy B14:

- The Oxdrove House, Ox Drove, Burghclere (24/02357/HSE and 24/02358/LBC) for formation of new Paddle court within the grounds of Oxdrove House garden. Alteration to the existing detached garage with the formation of two new garage doors on the eastern elevation. The case officer's report notes the proposal has acceptable parking and turning provision on site.
- Dodds Farm, Well Street, Burghclere (24/00989/FUL) for construction of roof building over existing silage clamp. The case officer's report notes the proposal does not impact the current parking arrangements on site.
- Heatherwold Stud Farm, Ox Drove, Burghclere (24/00709/FUL) for erection of enclosure over existing sand school with associated water collection tank and pump at Heatherwold Stud, Burghclere. The case officer's report finds the proposal complies with Policy B14 as there is sufficient parking provision on site.

Refusals

No planning applications were refused due to non-compliance with Policy B14 during the monitoring year.

Consents for public car parks

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

