



REF:21/03394/OUT

Mr C Austin-Fell
RPS Consulting Ltd
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NOTICE OF REFUSAL

Town & Country Planning Act 1990 Town & Country Planning (Development Management Procedure) (England) Order 2015

In pursuance of its powers under the above mentioned Act, the Council as Local Planning Authority hereby REFUSES planning permission for the:

- Proposal:** Hybrid application for mixed use community comprising Outline application for up to 270 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 82 dwellings (Use Class C3), public open space, associated landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road
- Location** Land At Watermill Bridge Andover Road Wash Water Hampshire
- Applicant:** Bewley Homes

in accordance with your application, plans and particulars which were received on 1st November 2021 with amendments received on 13th December 2021, 18th February 2022, 29th April 2022, 27th May 2022, 31st May 2022, 12th October 2022, 8th November 2022, 21st November 2022, 22nd November 2022, 26th January 2023, 20th February 2023, for the following reasons:

- 1 The proposed development would harm the character, visual amenity and scenic quality of the local landscape by virtue of introducing inappropriate residential development into a countryside location and its urbanising incursion into the surrounding rural landscape. The development would also affect the setting of the adjacent North Wessex Downs Area of Outstanding Natural Beauty and be out of keeping and appear as an incongruous form of development that does not successfully integrate with the character, visual amenity and scenic quality of the local landscape and would fail to respect the established pattern of development in the area in terms of form, scale and character. As such, the proposed development would be contrary to the National Planning Policy

Framework (2021), Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029, guidance contained within the Landscape, Biodiversity and Trees Supplementary Planning Document (2018), the Design and Sustainability Supplementary Planning Document (2018) and Policies H01, H02 and NE1 of the East Woodhay Neighbourhood Plan (2022-2029).

- 2 The development within Phase 1 would be of an unacceptable scale, layout and appearance that would be of an urbanising character that would contribute to the overall harm to both landscape character and visual amenity of the area. The number of dwellings, proximity of dwellings to the A343 Andover Road boundary/access, amount of hard surfacing in the form of roads and access paths, the number of plots with stacked parking which would appear dense within the streetscene and the inclusion of defined junction 'squares' or raised tables would be inappropriate for the rural character of the area. The required amount of open space and equipped play requirements arising from the development would not be provided and the proposed housing is not of a sufficiently high architectural quality that has regard to the character and distinctiveness of the local area. As such, the proposal would be contrary to the National Planning Policy Framework (2021), Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029, guidance contained within the Landscape, Biodiversity and Trees Supplementary Planning Document (2018), the Design and Sustainability Supplementary Planning Document (2018) and Policies NE1, NE5, H01 and H02 of the East Woodhay Neighbourhood Plan (2022-2029).
- 3 The development proposals would result in the creation of an unacceptable layout in terms of its ability to safely accommodate bus movements which would be detrimental to highway safety and cause danger and inconvenience to users of the proposed primary street, and accordingly would not deliver an accessible alternative mode of transport to the private motor car. The proposals are therefore considered to be contrary to the National Planning Policy Framework (2021), Policy CN9 of the Basingstoke and Deane Local Plan 2011 - 2029 and Policy TT1 of the East Woodhay Neighbourhood Plan (2022-2029).
- 4 The proposal would result in an unacceptable form of development and does not clearly demonstrate that green infrastructure can be provided and phased to support the requirements of the proposed development and be in accordance with the council's adopted green space standards. The size and shape of the kickabout area in Phase 1 is inadequate and no LEAP equipped play provision has been made. As such, the proposal is contrary to the National Planning Policy Framework (2021), Policy EM5 of the Basingstoke and Deane Local Plan 2011-2029, Policy CF2 of the East Woodhay Neighbourhood Plan (2022-2029) and the Council Green Infrastructure Strategy.
- 5 In the absence of any suitable legal agreement, or justification for the absence of a legal agreement, the proposed development does not make adequate provision for community and infrastructure contributions in relation to Affordable Housing, on site open space and Kickabout Area; on site equipped play space, allotments, highway improvement works, cycleway, bus strategy, travel plan, Convenience store, community building, health centre, commuted sum for diverted footpath, Biodiversity Enhancement Management Plan and Landscape Management Plan to adequately off-set the impact of the development. The proposed development is therefore contrary to the Community Infrastructure Levy Regulations 2010 (as amended), the National Planning Policy Framework (2021); Policies CN1, CN6, CN9, EM4 and EM5 of the Basingstoke and Deane Borough Local Plan 2011-2029, the guidance contained within the Planning Obligations for Infrastructure Supplementary Planning Document (March 2018) and Policy CF2 of the East Woodhay Neighbourhood Plan (2022-2029).

Notes to Applicant

- 1 In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-
 - proactively offering a pre-application advice (in accordance with paragraphs 39 - 46);
 - seeking further information following receipt of the application;
 - seeking amendments to the proposed development following receipt of the application;
 - considering the imposition of conditions and or the completion of a s.106 legal agreement (in accordance with paragraphs 55-58).

In this instance:

- the applicant was updated of any issues after the initial site visit;
- was provided with pre-application advice.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

- 2 Should the application be granted on appeal there will be a liability to pay Community Infrastructure Levy to the Council on commencement of development. This charge would be levied in accordance with Basingstoke and Deane Borough Council's CIL Charging Schedule and Section 211 of the Planning Act 2008. A Liability Notice setting out further details and including the amount of CIL payable would be sent out separately with any subsequent Reserved Matters Approval. You would be advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the Council prior to the commencement of development. Failure to submit the Commencement Notice prior to the commencement of development will result in the loss of any exemptions claimed; the loss of any right to pay by instalments; and additional costs to you in the form of surcharges. Further details can be viewed at <https://www.basingstoke.gov.uk/community-infrastructure-levy> .

The officer's report can be viewed on the council's website www.basingstoke.gov.uk.



Mike Townsend
Planning and Development Manager

Date: 14 April 2023

It is important that you read the notes overleaf

NOTIFICATION - APPEALS TO THE SECRETARY OF STATE

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If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if

(i) this is a decision on a planning application relating to the same or substantially the same land and development and is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or,

(ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:

28 days of the date of service of the enforcement notice, *or*
within 6 months of the date of this notice, whichever period expires earlier

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)