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## **Promoted Sites Consultation - Response from Upton Grey Parish Council**

Reference: UG003 Land at Draycott between Cleves Lane and the Upton Grey Road (Greywell Road).

Upton Grey Parish Council **objects** to the Promoted Site

### **1. Background**

Upton Grey is a historic village. It lies on the line of the old Roman road, the Chichester to Silchester Way, and is listed in Domesday in 1086. It has been the Hampshire Village of the Year. It has featured in both a film and on television because of its special character.

The village in its current form is a draw for walkers and cyclists in the Borough. It is a village environment that is worth preserving for future generations.

There were 171 dwellings within the Settlement Policy Boundary ("SPB") based on Hampshire County Council Environment Department SAPF data 2019. A further 20 houses including seven affordable houses are about to be completed. Those new homes more than satisfy the village's needs for future dwellings.

Site Ref UG003 is land at Draycott between Cleves Lane and the Greywell Road of 1.84ha (4.4 Acres) with an estimated yield of 7 houses.

### **2. Objections**

The Parish Council has received multiple phone calls, e-mails and copies of e-mails sent to B&D, which oppose the promoted site.

Site Reference UG003 (seven dwellings) has a misleading description. It is principally meadow and paddock, not garden as stated. It is located outside the SPB and within a Conservation Area.

We understand from the Neighbourhood Planning Councillor Briefing Note (August 2020) that Basingstoke and Deane is currently unable to demonstrate a five-year supply of deliverable housing sites, with 4.86 years as at July 2020. We have therefore considered guidance from the National Planning Policy Framework ("NPPF"):

- NPPF section 8 requires sustainable development through three objectives. Taking each in turn:
  - Economic: The site is not in the right place to support growth, innovation and improved productivity. Upton Grey is a rural village which is not in the right place to satisfy any economic objective. The correct locations for

economic purposes would be those close to places of work with access by public transport, walking or cycle. UG003 would not meet the Economic benefit requirement;

- Social: To ensure a sufficient number and range of homes to meet the needs of present and future generations - with accessible services. There are 20 new houses including seven affordable dwellings which are being completed at this time. These are sufficient to meet the needs of the village. Any requirement for more in future years can be achieved by windfall sites within the SPB. The Social objective would not be met;
  - Environmental: To contribute to protecting and enhancing our natural, built and historic environment. UG003 is a greenfield site, outside the SPB and within the Conservation Area. The area is an important contributor to the vista area referenced within the Conservation Area Map for Upton Grey: '*Vista - Important General View Especially of the Wider Landscape Setting*'. Any development here would be at odds with the National Planning Policy to conserve and enhance the natural environment. UG003 would be contrary to the Environmental policy.
- NPPF section 77 states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. An additional 20 houses coming to market now means that there is no further local need for more housing. There is no linkage in the promoted site to agricultural or rural workers or anyone else who needs to live in Upton Grey to add to the community. The promoted site would be contrary to section 77.
  - NPPF section 77 states that there should be affordable housing as part of a development to meet identified local needs. There is no local need formally identified for any more than the seven affordable dwellings now being completed. But apart from that, UG003 is not offering any affordable housing and is contrary to section 77 of the NPPF.
  - NPPF section 102 states that transport issues should be considered from the earliest stages of plan-making and development proposals. Upton Grey is a rural village with no public transport and the Borough Council will need to consider the environmental implications of more traffic daily commuting to work, school and shops. The Upton Grey Road is single-track in many areas, with reduced visibility, and the impact of more traffic on this road used by walkers, cyclists and horse-riders will be significant. The promoted site would add to the existing transport issues and is therefore contrary to the intent of section 102.
  - NPPF section 103 indicates that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. UG003 will add multiple car journeys and emissions as there are no other transport modes. There is no work or schools within walking or cycling distance, and no public transport. UG003 will be contrary to section 103.
  - NPPF section 110 c) states that applications for development should create places that are safe, secure and attractive – which minimise the scope for

conflicts between pedestrians, cyclists and vehicles. Upton Grey is a magnet for walkers and cyclists across the Borough. The roads coming into the village are narrow and used by agricultural vehicles, there are no pavements in the village and further additional cars will exacerbate issues of conflict/danger with cyclists and pedestrians. UG003 will not satisfy 110 c).

Whereas Basingstoke and Deane is currently unable to demonstrate a five-year supply of deliverable housing sites, with 4.86 years as at July 2020, we understand that this situation is expected to be temporary because:

- More sites have become available since the beginning of the year;
- The Promoted Sites Document September 2020 states in the Introduction that the “total number of potential homes that could be delivered on the promoted sites is likely to far exceed the number of new homes required in the LPU”; and,
- The new methodology proposed by HM Government will probably result in a reduced requirement for new dwellings for Basingstoke and Deane over the next three years.

We therefore believe that the guidelines in the Basingstoke and Deane Local Plan (2011 to 2029) and Issues and Consultation Document should be considered and applied.

- Local Plan Policy SS6(e) states “Development proposals for new housing in the countryside outside of Settlement Policy Boundaries will only be permitted where they are small scale (four dwellings or fewer) residential proposals of a scale and type that meet a locally agreed need. Site UG003 is outside the Settlement Policy Boundary. UG003 is for more than four dwellings. It does not meet a locally agreed need. It would be contrary to SS6(e).
- Local Plan Policy SS6 (f) xiii) states that there should be no alternative suitable accommodation available in the locality. Clearly with the significant number of new homes and affordable dwellings in the village coming onto the market, there is more than enough suitable accommodation. UG003 is contrary to SS6 (f).
- Section 4.66 refers to a plan target of at least 10 new dwellings for Upton Grey over the *entire* period of the Plan. It also says that there could be developments outside the SPB if there was a local need. The Local Plan’s objective in setting the target was we believe to preserve the special character of the village but take the benefit of windfall sites. UG003 is neither a windfall site within the SPB nor does it represent a local need. It would be contrary to section 4.66.
- Section 4.77 of the Local Plan relating to small-scale new residential development in the countryside should be *agreed in consultation with the parish/town council*. There has been no consultation and UG003 is contrary to section 4.77.
- The Issues and Consultation document section 7.9.1 issued by Basingstoke and Deane states that new development is to be directed to take place preferentially within category 1 to 3 Settlements. Upton Grey is category 5, a Smaller Village,

of 410 residents and 171 dwellings in the SPB. The size of the promoted development with a yield of seven new dwellings would run counter to section 7.9.1..

- The Settlement Study states that *Settlements which are considered as Small Villages (Category 5) only provide basic and limited Key Services and Facilities and are not considered to have an appropriate level of sustainability to be considered suitable for significant levels of growth.* UG003 could add seven dwellings to the 171 existing village homes. This would be significant growth and contrary to the goals of the Settlement Study.
- UG003 has a Public Right of Way (Path UM, route 237/12/2) which runs diagonally across the land from Cleves Lane to the Upton Grey Road (Greywell Road). Villagers and visitors use this path daily to and from the Church, village shop and public house, walking into the countryside and along the path of the old Roman Road for their health and wellbeing. Parishioners are strongly supportive of maintaining the Right of Way.
- UG003 has no appropriate road access for any additional development either from Cleves Lane or the Upton Grey Road (Greywell Road). The latter is an overused and for the most part single-track country lane running to and from Greywell and the M3. It has high hedges and limited visibility around multiple corners. It is popular with cyclists and walkers and horse-riders. Additional traffic exiting onto the road, and more cars will create a dangerous environment particularly for the cyclists and walkers. Cleves Lane itself is a dead-end, single-vehicle width lane in regular use by pedestrians, residents and smaller trades vehicles.

Cleves Lane is also a Bridleway (No.15 on Hampshire County Council definitive map no. 17.20), and therefore not suited to any increase in vehicular traffic.

- The promoted site and further development would not add to the character of the village nor to the *vitality of the rural community*, which are stated aims. Upton Grey has limited infrastructure and services to support any further development: no street lighting, no appropriate roads, and existing, well documented problems with drainage, sewage and flooding. The site would make no contribution to the vitality of the village and would detract from the integrity of its character by removing the rural look and feel of its surroundings, one of the very things that gives the village its character.

### **3. Conclusion**

The SHELAA conclusion on site UG003 was that “due to its location in the countryside, its development would not be in line with the borough’s current planning framework”.

Development sites should be focused preferentially on brownfield land, land already within existing settlements, and where there is access to a transport network. Ideally the new homes should be built where one can cycle to work or take public transport.

None of this applies to the open countryside site being promoted for Upton Grey in UG003.

The Parish Council recommends that the local need for further housing should be managed through *windfall opportunities* in the SPB as they arise during the course of the next few years.

The Parish Council, in response to significant Parish objections, and in representing its Parishioners, agrees with the SHELAA conclusion and for the reasons given above makes a **strong Objection** to promoted site UG003.