

## Sherfield on Loddon Neighbourhood Plan (Monitoring year 4)

### Sherfield on Loddon Neighbourhood Plan 2016-2029

### Monitoring Report 4 covering the period from 1 April 2021-31 March 2022

#### Introduction

The Sherfield on Loddon Neighbourhood Plan was made (adopted) by the borough council on 22 March 2018. 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 Sherfield on Loddon Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Sherfield on Loddon Parish Council as the 'qualifying body' who produced the plan.**

The council published the first monitoring report on the Neighbourhood Plan in December 2019, which covered the period from 23 March 2018 (the date of adoption) to 31 March 2018 and the first complete monitoring year from 1 April 2018 to 31 March 2019. Subsequent reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This fourth monitoring report covers the period from 1 April 2021 to 31 March 2022, and identifies the position at 1 April 2022.

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

#### Progress against Local Plan Policy SS5

Under Policy SS5, Sherfield on Loddon has a requirement to deliver at least 10 homes over the Plan period. The Sherfield on Loddon Neighbourhood Plan does not allocate any sites, however, it does include a policy that would allow a qualifying windfall site to come forward in order to meet the requirement.

The Local Plan site allocation of Redlands is located within the Parish but this does not count towards the SS5 requirement because it is located within the Settlement Policy Boundary of Basingstoke Town.

The Local Plan identifies that certain other development can count towards the policy requirements 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, 15 dwellings have been consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2022. This is shown on Table 1 below:

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

Decision date	Planning reference	Site name	Number of dwellings	Allocation in the NP?	Approved before or after adoption of Neighbourhood Plan?
<b>28/01/2020</b>	17/03849/FUL	The field adjoining the White Hart Public House	15	No	After adoption of NP
<b>Total</b>			<b>15</b>		

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

#### Monitoring of the Sherfield on Loddon Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Sherfield on Loddon 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.

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2021-31 March 2022)
<b>Housing</b>			
Policy H1: New Housing	Policy H1 supports new housing which is located within the SPB and on brownfield sites.	To support development within the Settlement Policy Boundary of Sherfield on Loddon.	<p><u>Consents for residential dwellings</u></p> <p>During the monitoring period, consents were granted for 12 gross and net new dwellings.</p> <p>Of the 12 gross and net new dwellings, two were granted inside the SPB:</p> <ul style="list-style-type: none"> <li>• Sherdon House, Reading Road (21/03063/FUL) for the conversion from office to 2 x 1 bed flats – loss of A2 50m<sup>2</sup>.</li> </ul> <p>10 homes were granted outside the SPB:</p> <ul style="list-style-type: none"> <li>• Homelands, Wildmoor Lane (21/03568/FUL) for change of use from residential institution C2 use to residential C3 use.</li> <li>• The Old School House, Wildmoor Lane (21/00757/FUL) for the erection of 2 x 3 bed dwellings.</li> <li>• Land at Moulshay Farm, Wildmoor Lane (21/00464/FUL) for the erection of 4 dwelling houses.</li> <li>• Water Bailiffs Farm, Wildmoor Lane (21/00198/FUL) for the demolition of existing barn and erection of two dwellings on the site of the barn and the former menage.</li> <li>• Riverside House, Wildmoor Lane (21/02597/FUL) for the erection of 1 x 2 bed dwelling.</li> </ul> <p><u>Completions</u></p> <p>There was one gross new dwelling completed within the parish during the monitoring year, located inside the SPB:</p> <ul style="list-style-type: none"> <li>• One dwelling at 1 Dursley Cottages, Sherfield Green (16/03825/FUL).</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2021-31 March 2022)
			<p><u>Refusals</u></p> <p>During the monitoring year, one planning application was refused, this was at:</p> <ul style="list-style-type: none"> <li>Land at Redlands (21/00808/OUT) outline application for up to 57 new dwellings (all matters reserved except access and layout). This was refused due to adverse landscape impact and loss of a visual barrier to the existing/approved development within the Redlands site, the erection of dwellings in an unsustainable location with a lack of accessible services and facilities, and not making adequate provision for community and infrastructure contributions.</li> </ul>
Policy H2: New housing to meet the requirement of Local Plan Policy SS5	The policy supports new development which would be in accordance with Policy SS5.	To ensure at least 10 dwellings are delivered on qualifying sites in Sherfield on Loddon, as required by Local Plan Policy SS5.	<p><u>Consents for Policy SS5</u></p> <p>Policy H2 of the SOL NP specifically relates to Policy SS5 of the Local Plan which requires at least 10 dwellings to be delivered in the parish of Sherfield on Loddon.</p> <p>Paragraph 6.2.14 clarifies the criteria for a site to qualify under Policy SS5 including requirements for the size and location of the site.</p> <p>One development proposal was approved in November 2019 which would meet the requirement for at least 10 dwellings within the parish. This is the site for 15 new dwellings at the field adjoining the White Hart Public House (17/03849/FUL) which is outside of but adjacent to the SPB. It is therefore considered that the Policy SS5 requirement for Sherfield on Loddon has been met. These dwellings are currently under construction.</p>
Policy H3: Provision of housing to	Requires planning applications to	To ensure new housing development	<p><u>Housing mix from planning consents</u></p> <p>The 12 dwellings consented during the monitoring year had the following housing mix:</p>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2021-31 March 2022)
meet local needs	demonstrate how they will contribute to a balanced mix of housing within the parish, with affordable housing tenure prioritised for those with a local connection.	incorporates a mix of tenure and size to meet the needs of Sherfield on Loddon, with a particular focus upon smaller dwellings and affordable housing.	<ul style="list-style-type: none"> <li>• Sherdon House, Reading Road (21/03063/FUL) 2 x 1 bed flats.</li> <li>• Homelands, Wildmoor Lane (21/03568/FUL) 1 x 5 bed house.</li> <li>• The Old School House, Wildmoor Lane (21/00757/FUL) 2 x 3 bed house.</li> <li>• Land at Moulshay Farm, Wildmoor Lane (21/00464/FUL) 2 x 2 bed houses and 2 x 3 bed houses.</li> <li>• Water Bailiffs Farm, Wildmoor Lane (21/00198/FUL) 2 x 3 bed houses.</li> <li>• Riverside House, Wildmoor Lane (21/02597/FUL) 1 x 2 bed house.</li> </ul> <p>These sites would provide a total of 2 x 1 bed dwellings, 3 x 2 bed dwellings, 4 x 3 bed dwellings and 1 x 5 bed dwelling and so would mainly provide smaller dwellings in accordance with the policy.</p>
<b>The Historic Environment</b>			
Policy D1: Preserving and enhancing the historic character and rural setting of Sherfield on Loddon	Requires development proposals to demonstrate how they would conserve or enhance the relevant character areas in the Sherfield on Loddon Character Assessment. These relate to a	To ensure that development in Sherfield on Loddon protects, complements or enhances the Character Area in which it is located.	<p><u>Consents</u></p> <p>The following case officer reports for applications approved during the year made reference to Policy D1:</p> <ul style="list-style-type: none"> <li>• Sherdon House, Reading Road (21/03063/FUL) for the conversion from office to 2 x 1 bed flats – loss of A2 50m<sup>2</sup>. The case officer noted that the proposals would accord with Policy D1.</li> <li>• Homelands, Wildmoor Lane (21/03568/FUL) for change of use from residential institution C2 use to residential C3 use. The case officer noted that the proposal meets the criteria of Policy D1.</li> <li>• The Old School House, Wildmoor Lane (21/00757/FUL) for the erection of 2 x 3 bed dwellings. The case officer’s report does not specifically refer to Policy D1 but states that the development is acceptable in terms of design and impact on character of the area.</li> </ul>

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	number of specific features such as scale, density and materials.		<ul style="list-style-type: none"> <li>• Land at Moulshay Farm, Wildmoor Lane (21/00464/FUL) for the erection of 4 dwelling houses. The case officer noted that the proposal complies with Policy D1.</li> <li>• Water Bailiffs Farm, Wildmoor Lane (21/00198/FUL) for the demolition of existing barn and erection of two dwellings on the site of the barn and the former menage. The case officer noted that the proposal complies with Policy D1.</li> <li>• Riverside House, Wildmoor Lane (21/02597/FUL) for the erection of 1 x 2 bed dwelling. The case officer noted that the proposal complies with Policy D1.</li> </ul> <p><u>Refusals</u></p> <p>To understand how the character statement has been used in decision-making a review of refused planning applications was also undertaken. During the monitoring period there was one refusal and design and character was included as a reason for refusal. Land at Redlands (21/00808/OUT) outline application for up to 57 new dwellings (all matters reserved except access and layout). This was refused due to adverse landscape impact and loss of a visual barrier to the existing/approved development within the Redlands site, the erection of dwellings in an unsustainable location with a lack of accessible services and facilities, and not making adequate provision for community and infrastructure contributions. The decision notice stated that the proposed development would result in unacceptable impacts on the landscape character and visual amenity of the area but did not refer to Policy D1 specifically.</p>
<b>Design</b>			

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2021-31 March 2022)
Policy D2: Design of new development	Requires all new development in the parish to deliver good design. There are a number of key criteria identified which relate to relationship with open space, car parking and the retention of trees and hedges.	To ensure new development permitted in Sherfield on Loddon Parish is of a high design quality.	<p><u>Consents</u></p> <p>The case officer reports for applications approved during the year made reference to Policy D2:</p> <ul style="list-style-type: none"> <li>• Sherdon House, Reading Road (21/03063/FUL) for the conversion from office to 2 x 1 bed flats – loss of A2 50m<sup>2</sup>. The case officer noted that the proposals would accord with Policy D2.</li> <li>• Homelands, Wildmoor Lane (21/03568/FUL) for change of use from residential institution C2 use to residential C3 use. The case officer did not specifically mention Policy D2 but noted that the design and materials are considered acceptable.</li> <li>• The Old School House, Wildmoor Lane (21/00757/FUL) for the erection of 2 x 3 bed dwellings. The case officer noted that the development is in accordance with Policy D2.</li> <li>• Land at Moulshay Farm, Wildmoor Lane (21/00464/FUL) for the erection of 4 dwelling houses. The case officer noted that the proposal complies with Policy D2.</li> <li>• Water Bailiffs Farm, Wildmoor Lane (21/00198/FUL) for the demolition of existing barn and erection of two dwellings on the site of the barn and the former menage. The case officer noted that the proposal complies with Policy D2.</li> <li>• Riverside House, Wildmoor Lane (21/02597/FUL) for the erection of 1 x 2 bed dwelling. The case officer noted that the proposal complies with Policy D2.</li> </ul> <p><u>Refusals</u></p>

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			<p>To understand how the policy has been used in decision-making a review of refused planning applications was also undertaken. During the monitoring period there was one refusal and design and character was included as a reason for refusal - Land at Redlands (21/00808/OUT) The decision notice stated that the proposed development would be contrary to the Design and Sustainability Supplementary Planning Document (2018) but did not refer to Policy D2 specifically.</p> <p><u>Building for a Healthy Life to assess design</u>  Building for a Healthy Life assessments are used to monitor design and masterplanning of whole schemes or phases of major planning applications. It uses a scoring system against a number of specific indicators relating to factors such as density and accessibility.</p> <p>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.</p>
<b>The Natural Environment</b>			
Policy G1: Protection and enhancement of the natural environment	Requires development proposals to conserve and enhance the natural environment	To conserve and enhance the natural environment by protecting designated nature conservation sites	<u>Consents on SINCs and SSSIs</u> No planning applications were submitted which were located on any Sites of Importance for Nature Conservation (SINCs) during the monitoring period.



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		and ensuring development provides a net gain in biodiversity where possible.	
Policy G2: Protection and enhancement of 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.	<u>Consents on Local Green Spaces</u> No planning applications were submitted which were located on Local Green Spaces.
Policy G3: Reducing Flood Risk	To ensure developments that are at risk of flooding include appropriate	To ensure new development is not at risk of flooding and would not	<u>Consents within Flood Zone 2 and 3</u> One planning application was granted permission during the monitoring period which was located in Flood Zone 2: <ul style="list-style-type: none"> <li>• Fieldways for the erection of a side extension and carport (21/01811/HSE). A flood risk assessment was submitted with the application and this</li> </ul>

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	mitigation measures giving particular priority to the use of sustainable drainage systems.	increase the risk of flooding elsewhere.	<p>concluded that the proposed development will not impact upon local flood storage.</p> <p>Two planning applications were granted where the perimeter of the site was within Flood Zone 2, but the proposed extensions were outside of the flood zones:</p> <ul style="list-style-type: none"> <li>• 8 Willow Way (also within Flood Zone 3) for the erection of single storey side/rear extensions and first floor side extension (21/01429/HSE).</li> <li>• Riverside House for the erection of 1 x 2 bedroom dwelling and garage (21/02597/FUL).</li> </ul> <p><u>Refusals within Flood Zone 2 and 3</u> No planning applications were refused on the grounds of flooding during the monitoring period.</p>
<b>Infrastructure</b>			
Policy T1: Improving and enhancing the footpath network	Ensures that development proposals retain and protect existing footpaths. Where possible, footpaths should be extended to improve connectivity	To ensure development improves and extends the footpath and cycleway network.	<u>Consents for footpath improvements</u> No relevant planning applications were considered during the monitoring period.
Policy T2: Creating a cycle network			

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2021-31 March 2022)
	throughout the parish.		
Policy T3: Improving road safety in Sherfield on Loddon	Seeks to ensure that development proposals will not have an adverse impact on road safety at known traffic hazards which have been identified in Figure 6.20 and Annex D of the Neighbourhood Plan.	To ensure development does not have a severe adverse impact upon road safety in the locations of the main traffic hazards as per Figure 6-20 and Annex D of policy T3.	<u>Approvals</u> One planning application was approved within the vicinity of one of the traffic hazards in Figure 6.20 of Annex D of the Neighbourhood Plan: <ul style="list-style-type: none"> <li>• Sherdon House (21/03063/FUL) for the erection of single storey and two storey rear and side extensions with internal alterations and change of use from office to residential to form 2 no. one bed flats. The case officer's report stated that the parking arrangement is already in situ and as such it is not considered that the development would give rise to a severe detrimental impact on the operation and safety of the local highway network.</li> </ul>
<b>Community Facilities</b>			
Policy CF1: Local Community-Valued Assets and Facilities	Seeks to retain Community Valued Assets and Facilities or those in the Register of Assets of Community Value unless it can be	To ensure development does not result in the loss of or have an adverse impact on the identified Community-Valued Assets,	<u>Consents on Community-Valued Assets</u> No planning applications were granted consent pertaining to a CVA during the monitoring period.

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	demonstrated that the loss of facility can be acceptable.	unless it meets the exceptional criteria set out in the policy.	
Policy CF2: Provision of new community facilities	Supports development proposals which provide new community facilities or applications which improve or support existing community facilities.	To provide new facilities or improve existing community facilities where possible.	<p><u>Consents for new community facilities</u> No relevant planning applications were submitted during the monitoring year.</p> <p><u>Funds for new facilities or enhancements</u> No major development at outline or full stage were approved during the monitoring year and as a result no S106s were signed that would be required to contribute to new facilities or enhancements.</p>
<b>Employment</b>			
Policy E1: New employment development	The policy seeks to allow the development of new small local businesses and for the diversification of existing businesses in the	To allow the development of small businesses and the expansion or diversification of existing businesses where	<p><u>Consents for employment floor space</u> There were no planning applications for new employment space during the monitoring period.</p> <p><u>Completion of employment floor space</u> No employment space was completed during the monitoring period.</p>

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	parish to expand subject to minimal adverse impacts.	they accord with policy E1.	
Policy C1: Enabling fibre optic and telecommunications connections	The policy seeks to ensure that new developments demonstrate how they will achieve a fibre optic connection.	To ensure new housing development has ducting to enable fibre optic connections.	<u>Consents</u> No major planning applications for residential development were granted during the monitoring period.