

Sherfield on Loddon Neighbourhood Plan (Monitoring year 5)

Sherfield on Loddon Neighbourhood Plan 2016-2029

Monitoring Report 5 covering the period from 1 April 2022-31 March 2023

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 fifth monitoring report covers the period from 1 April 2022 to 31 March 2023, and identifies the position at 1 April 2023.

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 31st March 2023. 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?
28/01/2020	17/03849/FUL	The White Hart Field adjoining Reading Road	15	No	After adoption of NP
Total			15		

As of 31 March 2023, there have been 15 qualifying completions recorded in the parish at The field adjoining the White Hart Public House site. It is therefore considered that Sherfield on Loddon have met their Policy SS5 target.

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 2022-31 March 2023)
Housing			
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 66 gross and net new dwellings. All of these were located outside of the Settlement Policy Boundary (SPB):</p> <ul style="list-style-type: none"> • Land at Redlands, Reading Road (21/00808/OUT) outline application for up to 57 new dwellings (refused during the previous monitoring year and subsequently allowed at appeal during the current monitoring year). • Land opposite 2 The Hollies, Wildmoor Lane (22/02297/FUL) for the erection of three dwellings. • Water Bailiffs Farm, Wildmoor Lane (22/01132/FUL) for the demolition of existing barn and erection of two dwellings on sit of the barn and former menage. • Little Bowlings, Goddards Lane (22/00157/FUL) for the erection of detached dwelling following demolition of existing cattery building. • Riverside House, Wildmoor Lane (22/02747/FUL) for the erection of one dwelling. • Sherfield Court Land at Reading Road (21/03838/FUL) for the demolition of existing tennis court and erection of a family dwelling and detached garage. • The Apple House, Wildmoor Lane (22/00879/FUL) for the conversion of garage to a separate dwelling. <p><u>Completions</u></p>

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			<p>There were 113 gross new dwellings completed within the parish during the monitoring year:</p> <ul style="list-style-type: none"> • 98 dwellings at Redlands (19/02773/RES) (within the Basingstoke town SPB). • 15 dwellings at The White Hart field adjoining Reading Road (17/03849/FUL) (adjacent to the Sherfield on Loddon SPB). <p><u>Refusals</u></p> <p>During the monitoring year, two planning applications for new dwellings were refused, these were at:</p> <ul style="list-style-type: none"> • The Stables, Reading Road, Church End (21/00738/FUL) for the erection of one new bungalow. • Land Opposite 2 The Hollies, Wildmoor Lane, Sherfield-on-Loddon (21/02895/FUL) for the erection of four detached dwellings with garages or car ports.
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 White Hart field adjoining Reading Road (17/03849/FUL)</p>

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			which is outside of but adjacent to the SPB. These dwellings were completed during the monitoring year. It is therefore considered that the Policy SS5 requirement for Sherfield on Loddon has been met.
Policy H3: Provision of housing to meet local needs	Requires planning applications to 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.	To ensure new housing development 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.	<p><u>Housing mix from planning consents</u></p> <p>The 66 dwellings consented during the monitoring year had the following housing mix:</p> <ul style="list-style-type: none"> • Land at Redlands, Reading Road (21/00808/OUT) for 34 market dwellings and 23 affordable dwellings. The market dwellings have the following housing mix 8 x 2 bed, 16 x 3 bed and 10 x 4 bed. The affordable dwellings have the following housing mix 5 x 1 bed, 9 x 2 bed, 8 x 3 bed and 1 x 4 bed. This site would therefore mainly provide smaller dwellings in line with Policy H3. • Land opposite 2 The Hollies, Wildmoor Lane (22/02297/FUL) for 2 x 3 bed and 1 x 4 bed. This would mainly provide smaller dwellings in line with Policy H3. • Water Bailiffs Farm, Wildmoor Lane (22/01132/FUL) for 2 x 3 bed dwellings, which is all smaller dwellings in line with Policy H3. • Little Bowlings, Goddards Lane (22/00157/FUL) for 1 x 3 bed dwelling, which is a smaller dwelling in line with Policy H3. • Riverside House, Wildmoor Lane (22/02747/FUL) for 1 x 3 bed dwelling, which is a smaller dwelling in line with Policy H3. • Sherfield Court Land at Reading Road (21/03838/FUL) for 1 x 4 bed dwelling, this is not in line with Policy H3. • The Apple House, Wildmoor Lane (22/00879/FUL) for 1 x 1 bed dwelling, which is a smaller dwelling in line with Policy H3.

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The Historic Environment			
<p>Policy D1: Preserving and enhancing the historic character and rural setting of Sherfield on Loddon</p>	<p>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 number of specific features such as scale, density and materials.</p>	<p>To ensure that development in Sherfield on Loddon protects, complements or enhances the Character Area in which it is located.</p>	<p><u>Consents</u> There were six applications for new dwellings within the monitoring year. The case officer reports for all of these applications made reference to Policy D1:</p> <ul style="list-style-type: none"> • Land opposite 2 The Hollies, Wildmoor Lane (22/02297/FUL) for the erection of three dwellings. The case officer's report lists Policy D1. • Water Bailiffs Farm, Wildmoor Lane (22/01132/FUL) for the demolition of existing barn and erection of two dwellings on sit of the barn and former menage. The case officer's report states that two viewpoints within the neighbourhood plan include longer distance views towards the application site. However, the application site would be viewed in context of the surrounding farm enterprises and nearby residential properties. The proposal therefore complies with the National Planning Policy Framework (July 2021), Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029, Policies D1 and D2 of the Sherfield on Loddon Neighbourhood Development Plan 2011-2029 and the Design and Sustainability Supplementary Planning Document (2018). • Little Bowlings, Goddards Lane (22/00157/FUL) for the erection of detached dwelling following demolition of existing cattery building. The case officer's report states that the proposed development would preserve the character of the Sherfield on Loddon Conservation Area and as such would comply with the National Planning Policy Framework (July 2021)

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			<p>and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029 and Policy D1 of the Sherfield on Loddon Neighbourhood Plan 2011-2029.</p> <ul style="list-style-type: none"> • Riverside House, Wildmoor Lane (22/02747/FUL) for the erection of one dwelling. The case officer's report states that two viewpoints within the neighbourhood plan include longer distance views towards the application site and that the proposal complies with the National Planning Policy Framework (July 2021), Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029, Policies D1 and D2 of the Sherfield on Loddon Neighbourhood Development Plan 2011-2029 and the Design and Sustainability Supplementary Planning Document (2018). • Sherfield Court Land at Reading Road (21/03838/FUL) for the demolition of existing tennis court and erection of a family dwelling and detached garage. The case officer's report considers the proposed development is acceptable in terms of design and impact on character of the area and in accordance with Policies EM1 and EM10 of the Local Plan, Policies D1 and D2 of the Sherfield on Loddon Neighbourhood Plan, and Sections 12 and 15 of the NPPF. • The Apple House, Wildmoor Lane (22/00879/FUL) for the conversion of garage to a separate dwelling. The case officer's report refers to Policy D1 and states that the principle of a change of use to residential is considered to be acceptable. <p>Policy D1 was also used in the determination of a number of smaller household applications which were granted within the monitoring period to ensure that</p>

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			<p>development proposals within the parish preserve and enhance the historic character and rural setting of the area.</p> <p><u>Refusals</u></p> <p>During the monitoring period there were three refusals and two referred to Policy D1 as a reason for refusal:</p> <ul style="list-style-type: none"> • Land Opposite 2 The Hollies, Wildmoor Lane, Sherfield-on-Loddon (21/02895/FUL) for the erection of four detached dwellings with garages or car ports. Formation of access following closure of the existing access. This was refused because the development would cause harm to the character and appearance of the surrounding area and would not be sympathetic nor enhance the character or visual amenities of the area and cannot be successfully integrated within the landscape and surrounds, contrary to Sections 12 and 15 of the National Planning Policy Framework 2021, Policies SS6 a) iii), EM1 and EM10 of the Basingstoke and Deane Local Plan, Policy D1 of the Sherfield On Loddon Neighbourhood Development Plan 2011 to 2029, the Design and Sustainability Supplementary Planning Document 2018 and the Landscape, Biodiversity and Trees Supplementary Planning Document 2018. • The Stables, Reading Road, Church End, Sherfield-On-Loddon (21/00738/FUL) for the erection of one new bungalow. This was refused because the development would result in the urbanisation of the rural character of the area, contrary to the National Planning Policy Framework (July 2021), Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029, and the Design and Sustainability Supplementary

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			<p>Planning Document (2018) and Policies D1 and D2 of the Sherfield on Loddon Neighbourhood Development Plan</p> <p>There was one application that was refused during the previous monitoring year and allowed on appeal during the monitoring year, however, Policy D1 is not referred to within the appeal decision:</p> <ul style="list-style-type: none"> Land At Redlands, Reading Road, Sherfield On Loddon (21/00808/OUT) for an outline application for up to 57 no. new dwellings (all matters reserved except access and layout).
Design			
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>There were six applications for new dwellings within the monitoring year. The case officer reports for all of these applications made reference to Policy D2:</p> <ul style="list-style-type: none"> Land opposite 2 The Hollies, Wildmoor Lane (22/02297/FUL) for the erection of three dwellings. The case officer's report states that the proposal accords with Policies CN9 and EM10 of the Local Plan and Policies D2 and T3 of the SLNDP. Water Bailiffs Farm, Wildmoor Lane (22/01132/FUL) for the demolition of existing barn and erection of two dwellings on sit of the barn and former menage. The case officer's report considers that the development would represent a high level of design that would respond positively to the local landscape and local distinctiveness. The proposal therefore complies with the National Planning Policy Framework (July 2021), Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029, Policies D1 and D2 of the

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			<p>Sherfield on Loddon Neighbourhood Development Plan 2011-2029 and the Design and Sustainability Supplementary Planning Document (2018).</p> <ul style="list-style-type: none"> • Little Bowlings, Goddards Lane (22/00157/FUL) for the erection of detached dwelling following demolition of existing cattery building. The case officer's report notes that the proposed development would be of an appropriate design and relate to surrounding development in a sympathetic manner and as such would comply with the National Planning Policy Framework (July 2021) and Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029 and Policy D2 of the Sherfield on Loddon Neighbourhood Plan 2011-2029. • Riverside House, Wildmoor Lane (22/02747/FUL) for the erection of one dwelling. The case officer's report states that the proposal complies with the National Planning Policy Framework (July 2021), Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029, Policies D1 and D2 of the Sherfield on Loddon Neighbourhood Development Plan 2011-2029 and the Design and Sustainability Supplementary Planning Document (2018). • Sherfield Court Land at Reading Road (21/03838/FUL) for the demolition of existing tennis court and erection of a family dwelling and detached garage. The case officer's report considers the proposed development is acceptable in terms of design and impact on character of the area and in accordance with Policies EM1 and EM10 of the Local Plan, Policies D1 and D2 of the Sherfield on Loddon Neighbourhood Plan, and Sections 12 and 15 of the NPPF. • The Apple House, Wildmoor Lane (22/00879/FUL) for the conversion of garage to a separate dwelling. The case officer's report refers to Policy D2

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			<p>and states that the principle of a change of use to residential is considered to be acceptable.</p> <p>Policy D2 was also used in the determination of a number of smaller household applications which were granted within the monitoring period to ensure that development proposals deliver good design.</p> <p><u>Refusals</u></p> <p>During the monitoring period there were three refusals and one referred to Policy D2 as a reason for refusal:</p> <ul style="list-style-type: none"> The Stables, Reading Road, Church End, Sherfield-On-Loddon (21/00738/FUL) for the erection of one new bungalow. This was refused because the development would result in the urbanisation of the rural character of the area, contrary to the National Planning Policy Framework (July 2021), Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029, and the Design and Sustainability Supplementary Planning Document (2018) and Policies D1 and D2 of the Sherfield on Loddon Neighbourhood Development Plan <p>There was one application that was refused during the previous monitoring year and allowed on appeal during the monitoring year, however, Policy D2 is not referred to within the appeal decision:</p>

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			<ul style="list-style-type: none"> Land At Redlands, Reading Road, Sherfield On Loddon (21/00808/OUT) for an outline application for up to 57 no. new dwellings (all matters reserved except access and layout). <p><u>Building for a Healthy Life assessment</u> Building for a Healthy Life assessments are used to monitor the design and masterplanning of whole schemes or phases of major planning applications. Building for a Healthy Life uses a scoring system against a number of specific indicators relating to factors such as accessibility and character. Building for a Healthy Life is most appropriately used to monitor larger schemes (of 10 or more units).</p> <p>The site assessed during the monitoring year and its score was: Land adjoining The White Hart which scored 'Average'. The scheme has good accessibility to Sherfield on Loddon village centre; the housing is affordable and there is a mix of unit sizes; many of the houses enjoy views out towards the mature, large hedge which runs along Reading Road; and the scheme has an elevational appearance that is derived from the local vernacular. Yet some of the streetscenes are dominated by hard surfaces which give parts of it more of a suburban than a 'village' character. There is a lack of visitor parking in parts of the scheme which leads to parking which is inconvenient for both residents and visitors. The front gardens of the houses would have benefitted from strong boundary treatments to better distinguish between public and private space and to enhance the streetscene. The acoustic fence along the boundary with the A33 is unattractive, is not sufficiently screened by planting and is overly prominent in</p>

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			views within the development. A wider mix of materials and more architectural detailing would have benefitted the appearance of the houses
The Natural Environment			
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 and ensuring development provides a net gain in biodiversity where possible.	<u>Consents on SINC and SSSI</u> No planning applications were submitted during the monitoring period which were located on any Sites of Importance for Nature Conservation (SINCs).
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	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.

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	encroach on or adversely affect these designated Local Green Spaces.		
Policy G3: Reducing Flood Risk	To ensure developments that are at risk of flooding include appropriate mitigation measures giving particular priority to the use of sustainable drainage systems.	To ensure new development is not at risk of flooding and would not increase the risk of flooding elsewhere.	<p><u>Consents within Flood Zone 2 and 3</u> One planning application was granted where the perimeter of the site was within Flood Zone 2, but the proposed development was outside of the flood zones:</p> <ul style="list-style-type: none"> Riverside House, Wildmoor Lane (22/02747/FUL) for the erection of one dwelling. <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>
Infrastructure			
Policy T1: Improving and enhancing the footpath network	Ensures that development proposals retain and protect existing	To ensure development improves and extends the footpath and	<p><u>Consents for footpath improvements</u> There was one major consent within the monitoring year but this did not include any improvements or enhancements to the footpath network.</p> <p><u>Consents related to the cycle network</u></p>

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Policy T2: Creating a cycle network	footpaths. Where possible, footpaths should be extended to improve connectivity throughout the parish.	cycleway network.	<p><u>There was one major consent within the monitoring year and this referred to cycle access:</u></p> <ul style="list-style-type: none"> Land At Redlands, Reading Road, Sherfield On Loddon (21/00808/OUT) for an outline application for up to 57 no. new dwellings (all matters reserved except access and layout) (refused during the previous monitoring year and subsequently allowed at appeal during the current monitoring year). The appeal decision report includes a condition whereby applications for the approval of reserved matters shall include vehicular, pedestrian and cycle access connections into the Redlands Garden Site allocation and to the further part of the Redlands site allocation. A further condition requires the development to be carried out in accordance with the Refuse and Cycle Strategy.
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.	<p><u>Approvals</u></p> <p>Two planning applications were approved within the vicinity of one of the traffic hazards in Figure 6.20 of Annex D of the Neighbourhood Plan:</p> <ul style="list-style-type: none"> Sherdon House, Reading Road, Sherfield-on-Loddon (22/00714/ROC) for variation of condition 2 of 19/01759/FUL to change the approved elevations. The case officer's report refers to Policy T3 and notes that the potential traffic generation from the development would not have a severe detrimental impact on the operation and safety of the local highway network. Sherfield On Loddon Village Hall, Reading Road, Sherfield-On-Loddon (22/00805/FUL) for the erection of a single storey rear extension to provide a larger function room and bar area with new storage facilities including an additional disabled toilet, kitchenette and a new boiler room. Forming of

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			new side entrance and internal alterations. The case officer's report did not refer to Policy T3 but states that the proposed extension would be updating the facilities at the premises and would not have an impact on the parking spaces or highways situation for the site.
Community Facilities			
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 demonstrated that the loss of facility can be acceptable.	To ensure development does not result in the loss of or have an adverse impact on the identified Community-Valued Assets, unless it meets the exceptional criteria set out in the policy.	<u>Consents on Community-Valued Assets</u> One planning application was granted consent pertaining to a CVA during the monitoring period: <ul style="list-style-type: none"> • Sherfield On Loddon Village Hall, Reading Road, Sherfield-On-Loddon (22/00805/FUL) for the erection of a single storey rear extension to provide a larger function room and bar area with new storage facilities including an additional disabled toilet, kitchenette and a new boiler room. Forming of new side entrance and internal alterations. The case officer's report does not refer to Policy CF1.
Policy CF2: Provision of new community facilities	Supports development proposals which provide new community facilities or applications	To provide new facilities or improve existing community facilities where possible.	<u>Consents for new community facilities</u> No relevant planning applications were submitted during the monitoring year. <u>Funds for new facilities or enhancements</u> There was one major consent within the monitoring year: <ul style="list-style-type: none"> • Land At Redlands, Reading Road, Sherfield On Loddon (21/00808/OUT) for an outline application for up to 57 no. new dwellings (all matters

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	which improve or support existing community facilities.		reserved except access and layout) (refused during the previous monitoring year and subsequently allowed at appeal during the current monitoring year). The committee report refers to a contribution to off-site community facilities and the appeal decision notice makes reference to the need for appropriate contributions towards infrastructure on the neighbouring East of Basingstoke site.
Employment			
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 parish to expand subject to minimal adverse impacts.	To allow the development of small businesses and the expansion or diversification of existing businesses where they accord with policy E1.	<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>
Policy C1: Enabling fibre optic and telecommunications connections	The policy seeks to ensure that new developments demonstrate how they will achieve	To ensure new housing development has ducting to enable fibre optic connections.	<p><u>Consents</u> There was one major consent within the monitoring year:</p> <ul style="list-style-type: none"> Land At Redlands, Reading Road, Sherfield On Loddon (21/00808/OUT) for an outline application for up to 57 no. new dwellings (all matters reserved except access and layout) (refused during the previous monitoring year and subsequently allowed at appeal during the current

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	a fibre optic connection.		monitoring year). Policy C1 was listed within the committee report, however there was no reference to Policy C1 within the appeal decision notice.