

MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD VIA ZOOM AT 7.30PM ON 26 FEBRUARY 2024

Present: Cllrs Burdett, Lovegrove, Slimin (Chairman) and Witton

In Attendance: Clerk, Cllr Flahive, one member of the public from 7.40pm

1. APOLOGIES

Were received and accepted from Cllrs Mullan and Spence.

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

There were no declarations of interest and dispensation requests.

3. MINUTES

13/24HP It was

RESOLVED (4/0/0) to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 29 January 2024.

4. OPEN FORUM 7.32 – 7.38PM

Cllr Flahive spoke about 24/00349/OUT Land Off Skates Lane, Pamber Green with regards to the potential detrimental impact on Ron Wards Meadow.

5. CURRENT PLANNING APPLICATIONS

24/00296/HSE 32 The Green

Mr Gibbs and Miss Campbell

Proposal: Erection of a part single and part two storey rear extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S8L6N4CRLCD00>

Comment (4/0/0): No objection.

24/00349/OUT Land Off Skates Lane Pamber Green

Bewley Homes PLC

Proposal: Outline planning application for up to 245 homes (use class C3); a Convenience Store (use class E); vehicular access from Aldermaston Road (A340), and the provision of; cycle and pedestrian access, open space, landscaping, SuDS, and other associated infrastructure. All matters reserved except for access.

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S8WMGXCRIT00>

Comment (4/0/0):

Strongly object for the following reasons:

Local Plan Policies:

- b) SS1 – Site is outside the Settlement Policy Boundary (SPB)
- a) SS3 – Site is not in the Greenfield Site Allocations
- b) SS6 – Site does not meet criteria for development outside the SPB
- i) SS7 – The development would have a detrimental impact on the Off Site Nuclear Emergency Plan
- d) EM1 – The development does not respect the character and visual quality of the site
- e) EM4 – Significant harm to biodiversity would result if this were to go ahead
- d) EM10 – The development would not positively contribute to local distinctiveness

- f) EM11 – The development would negatively impact the setting of the two Grade II listed buildings adjacent to the site
- g) CN9 – The development fails to comply with this policy due to inappropriate traffic generation

National Planning Policy Framework (NPPF) – Paragraph 174 - The development would not contribute and enhance the natural local environment.

a) Basingstoke & Deane Borough Council Local Plan

The site is included in the Strategic Housing and Economic Land Availability Assessment (SHELAA), ref. TAD016. In the Economic, Planning & Housing Committee (EPH) meeting on 9 June 2022, TAD016 should have been discussed but the meeting was adjourned prior to this agenda item. In the Public Reports Pack (page 249) for that meeting it is noted that there were no matters raised via the Issues and Options Consultation (late 2019). The reason for this is that TAD016 was not in the SHELAA at the time of the Issues and Options Consultation so there is no way that any matters could have been raised, as TAD016 was not known to any interested party who may have wished to comment during that consultation period.

The EPH Public Reports Pack also noted that ‘there is a good chance that the site could comprise part of the council’s five-year housing land supply upon adoption of the Local Plan Update (LPU)’. The current timetable for the LPU has adoption scheduled for Autumn 2025, this site is not included in the LPU. This means that any planning application submitted before adoption should be considered against the existing Local Plan which has allocated 12 Greenfield sites in Policy SS3. TAD016 is not one of those sites.

At Basingstoke & Deane Borough Council’s EPH Committee meeting on 6 January 2022, a figure of 945 homes for Tadley, Baughurst and Pamber Heath had been recommended by the settlement study, however this was subsequently reduced to zero (Paragraph 7.4). At Basingstoke & Deane Borough Council EPH Committee meeting on 28 September 2023, TAD016 was discussed and members recommended removal from the LPU. This was subsequently approved by the Cabinet and the site was excluded. The LPU (Regulation 18) went out to consultation on 22 January 2024.

Prior to December 2023 Basingstoke & Deane Borough Council were unable to demonstrate a deliverable five year supply of housing, therefore this application would have to be considered with regard to the NPPF paragraph 11(d) which states where relevant policies are considered to be out of date, the default position is to grant permission, unless: (i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or. (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. This site is regarded by Tadley residents as an area and asset of particular importance, for the reasons as laid out in our comments. If this application is approved, it will have an adverse impact on our residents and will be of no benefit to them, in fact it will be a significant loss.

b) Development Outside the Settlement Boundary

The site lies outside of the Settlement Policy Boundary - Policy SS1.

The site does not meet any of the criteria set out that permits development outside of the Settlement Policy Boundary - Policy SS6.

c) Agricultural Land Classification

The promoter has noted that the site is currently in agricultural use what is the Agricultural Land Classification (ALC) of the site? If the ALC is grade 1 to 3a, it would be classed as Best Most Versatile and stricter planning guidance would apply.

d) Landscape Impact

The Landscape Sensitivity Study carried out by Hankinson Duckett Associates in April 2021 found the site to have a 'medium/high landscape sensitivity' score, stating 'The site has landscape/visual characteristics which are very susceptible to change and its values are moderate to high. The site is unable to accommodate the relevant type of development without significant character change or adverse effects. Any development should be on a small scale, in appropriate locations, where it can be demonstrated that proposals would not have an adverse effect on the landscape.' – Policy SS6

The proposed development does not respect visual amenity by protecting important views out of Tadley, south towards Basingstoke. Policy EM1 of the Local Plan says proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected, paying particular regard to the visual amenity and scenic quality and the setting of a settlement including important views to, across, within and out of settlements. The policy also states: Development proposals must also respect the sense of place, sense of tranquillity or remoteness, and the quiet enjoyment of the landscape from public rights of way.

Tadley Design Statement - *Map inside cover denotes the views looking south from The Green as significant viewpoints.*

<https://www.basingstoke.gov.uk/content/page/39605/Tadley%20-%20April%202004.pdf>

The proposed development would eradicate the significance of the viewpoints and would undermine the work of the Design Statement team which reflects how important these viewpoints are to local residents.

This is an unplanned large housing estate on a greenfield site in the countryside outside of the settlement boundary and results in an unsustainable pattern of development. The proposed development is contrary to the Local Plan policies EM1 and EM10, which require development to respect the character and visual quality of an area. There is a public footpath on the site and although this will remain, it will not retain its current safe and pleasant ambience. This will result in a massive loss for our community in terms of our wellbeing, this development would reduce the amenity of this asset due to the high number of vehicle movements each day. This proposal fails to comply with Policy EM10 of the Local Plan as it would adversely affect the amenity of all Tadley residents.

The National Planning Policy Framework paragraph 174 states that planning decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes (which this site is) and b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services- including the economic and other benefits of the best and most versatile agricultural land and of trees and woodland.

The Local Plan paragraph 4.15 states that Basingstoke & Deane Borough Council are able to manage and control the amount of Greenfield land to meet the need for housing. Policy SS3 – shows no greenfield sites in Tadley.

The Integrated Impact Assessment Second Interim Report (spatial policies) carried out by Wood Group Ltd - SA11 Settlement Character - paragraph 3.4.43 states 'The policy for site TAD016 scored as having a significant negative effect on this criterion due to the relationship of the site with the settlement of Tadley.'

The Integrated Impact Assessment Second Interim Report (Appendices) scores the site as strongly negative with regards to the conserving and enhancing the character of the borough's settlements through high quality design that maintains and strengthens local distinctiveness. It states, 'This site would be separated from the existing settlement of Tadley by a considerable depth of countryside. As such, this site does not relate well to the existing settlement of Tadley in terms of form due to this separation.'

The Integrated Impact Assessment Second Interim Report (Appendices) scores the site as negative with regards to protection and enhancement of the character and quality of the local landscape and geodiversity.

e) Biodiversity, Conservation and Green Space

The site is adjacent to a SSSI 'Ron's Meadow' and Tadley Church Road conservation area to the west. Mr Ward, after 35 years of retaining the meadow in its natural state without the use of any chemical pesticides or fertilisers, bequeathed this ancient south-facing hay meadow to the Hampshire and Isle of Wight Wildlife Trust. It contains at least 180 species of flowering plants, including five types of orchid. Local Plan policy EM4 states that developments must not cause any harm to nationally designated sites. This development will completely change the eco system of this adjacent SSSI and will certainly trigger a deterioration of current flora, fauna and habitats. Any disruption bordering on this SSSI site, e.g. pollution, both air and noise, will have a long-lasting detrimental effect on this rare and important eco system, which is very finely balanced, and exceptional rich in wildflowers. It does not take much to upset this balance. Affected would be not only the land itself, a rare hay meadow, but also birds, animals, insects, butterflies, flowers, plants, trees, hedges etc, and the dynamics of all these things together.

There appears to be no consideration given to the protection of the stream to the north of the site.

Residents have reported the following species on the site: badgers, deer, foxes, hares, pheasants, bats, small invertebrates like field mice and hedgehogs, along with peregrine falcons, red kites, woodpeckers, thrushes, jays, cuckoos, tits, robins, blackbirds, starlings, and sparrows. In addition the site hosts innumerable insects and many species of butterflies.

Basingstoke & Deane Borough Council's Green Infrastructure Strategy has already identified a shortfall in access to natural green space in this area: *Access to accessible natural green space within the distance threshold is good in Pamber Heath and Baughurst as well as the east of Tadley, as a result of large green spaces such as Pamber Forest, Tadley and Silchester Commons and Wigmere Heath; however dwellings in the west and south of Tadley are not within the distance threshold.* This proposal will add significantly to this shortfall.

The creation of a connecting footpath from the site to Church Road will increase the footfall to Church Road and this will have an extremely negative impact on the existing flora, fauna and habitat in this Conservation Area.

The Integrated Impact Assessment Second Interim Report (Appendices) scores the site as strongly negative with regards to provision for open and green space. It also scores the site as strongly negative with regards to conserving biodiversity.

f) Heritage

The site is adjacent to two Grade II listed buildings, Skates Farmhouse and the barn immediately south west of Skates Farmhouse. We are concerned about the impact the development will have on the setting of these buildings. The proposal is in conflict with Local Plan policy EM11, point a.

The Roman Road Portway transverses the site, of significant and unique historical importance are the raised banks at the entrance to Skates Lane.

g) Highways and Transport

The addition of circa 245 dwellings will lead to a substantial increase in traffic movements on the already overstretched A340. 245 houses each with 2 cars making

just one journey in and out of the site is 980 movements per day at the absolute minimum, that does not take in to account the number of delivery and visitor vehicle movements which would more than likely double this figure. The amount of extra traffic generated would have a considerably adverse effect on local roads and would lead to traffic congestion. The proposal fails to comply with Policy CN9 of the Basingstoke & Deane Borough Council Local Plan 2011-2029 as it would result in an inappropriate level of traffic generation that would compromise highway safety and would cause harm to all users.

Tadley Design Statement, page 20, bullet point 9:

“Any new development should be strongly opposed if it places an unacceptable burden on the existing road infrastructure which would add to road congestion and parking difficulties.”

The proposed location of a convenience store at the entrance to the site, adjacent to the A340 will even further increase the number of vehicle movements in and out of the site and will increase the risk of traffic congestion and accidents on the A340.

The access to the site is in a 40mph speed limit zone, just before a bend and a dip in the road. This is a real safety concern along with poor visibility exiting from the site.

The A340 is already extremely busy during rush hours, especially as this is two way owing to traffic going in to Tadley for AWE and leaving Tadley and surrounding villages to go to Basingstoke.

The Integrated Impact Assessment Second Interim Report (Appendices) scores the site as negative with regards to suitable highway access for all users and at this stage doubts that ‘the provision of safe, suitable and convenient access for all users can be achieved.’

With regards to pedestrian access to and from the site, the pavement in places along Main Road is extremely narrow in places and poses a real risk given the high volume of traffic that use this stretch of the A340.

h) Section 106 Legal Agreement

There is good evidence (Boundary Hall site and Benham Place) that management companies set up to manage developments like these are not effective or efficient. If this proposal were to be approved the part of the legal agreement should be, that if the management company fails to meet its requirements or folds then Basingstoke & Deane Borough Council should take on that responsibility.

The legal agreement should also ensure the affordable housing is for local people.

i) Healthcare Facilities

We would like the NHS Hampshire and Isle of Wight Integrated Care Board to be consulted on this proposal regarding the potential impact on their capacity. The Integrated Impact Assessment Second Interim Report (spatial policies) Health Facility Capacity - paragraph 3.4.5 states development of the site ‘scored a minor negative due to the strain it would place on surrounding health facilities, which already have capacity issues.’ Tadley Medical Partnership are already at full capacity and along with a lack of incoming GPs will struggle to take on any new patients. In addition we have 42 retirement living apartments under construction in New Road and planning granted for a 120-bedroom care home at Bishopswood Golf Course. Tadley also has 13 care homes with some residents having very complex healthcare needs. With regards to dentists, we have just one NHS dentist which has a waiting list for any new patients.

j) Water Supply and Drainage

There are considerable problems with drainage (foul and storm water) for existing properties and poor water pressure in some areas. It should be noted that the holding tank in Rowan Road is not sufficient to alleviate problems in other parts of Tadley and

radical improvements are required elsewhere in the town. Concerned about the additional pressure this will put on an already overloaded sewage system that overflows adjacent to Bishopswood Schools in periods of heavy rainfall. In 2023 we saw a fleet of lorries in the area removing the raw sewage as the current system is unable to cope. In February 2024 we saw two serious sewage spills on Tadley Common which is a SSSI site. No further development should take place in Tadley until the current issues with storm water drainage are addressed.

k) Telecommunications

Broadband and mobile phone coverage is already under pressure in Tadley. Broadband speeds are unbearably slow at times and mobile signal is poor to non-existent in some areas. With the trend for more people to work at home and to accommodate high usage in the event of an incident at AWE there needs to be considerable investment in this before any more development can take place in Tadley.

l) AWE DEPZ

Although 'just' outside Zone 1 of the AWE Detailed Emergency Planning Zone, the addition of potentially another 1000 people in the immediate vicinity is of great concern. Also of concern is the danger of parents and carers wanting to enter the DEPZ to recover children from schools which would put an extra strain on the implementation of the emergency plan.

The Local Plan paragraph 4.6 states: To maintain an effective emergency plan in relation to AWE, no strategic allocations for development within or around Tadley are proposed – Policy SS7.

It is also worth mentioning here that Tadley has a large transient population that is not included in any census or population records. There is a workforce at AWE that live here during the week in rented accommodation but are not on the electoral register. The true population of Tadley is a completely unknown figure. In addition to this we have the 13 care homes, 42 retirement living apartments under construction in New Road and planning granted for a 120-bedroom care home at Bishopswood Golf Course, all of which have or will have a large workforce of staff who are providing round the clock care for residents.

m) Housing

Latest figures from Basingstoke & Deane Borough Council show that the need for housing in Tadley is for 1- and 2-bedroom properties. The affordable housing proposed for the site would be out of the reach of those that most need it in Tadley. Tadley needs more social and shared ownership housing.

The Local Plan paragraph 2.5 states Basingstoke & Deane Borough Council's Vision: for new homes to meet local needs and bring improved and new local facilities. This is most definitely not going to meet local needs in any shape or form.

n) Facilities

The Integrated Impact Assessment Second Interim Report (spatial policies) Community - Facilities and services – paragraph 3.4.51 states: 'The policy for site TAD016 scored as having a minor negative effect on this criterion due to it being located away from existing community facilities, with the closest facilities being located 30-40 minutes' walk away in the settlement of Tadley. The site is also not large enough to support its own community facilities. The policy tries to mitigate the effect by requiring proposals to demonstrate that safe and convenient access to facilities and services can be achieved and that active travel links to Tadley are provided but the site remains some distance from the settlement.'

Other deficiencies are: Tadley currently only has 2 public Electric Vehicle Charging points and it has no public recycling facilities.

o) Comments on Supporting Documents for 24/00349/OUT

Design and Access Statement

2.3 Local Character, gives examples of existing grain, note that Kestrels Mead is not in the parish of Tadley.

5.1 Green Infrastructure allows for 10 community allotments, Tadley already has sufficient allotment provision, it would be preferable that this space is allocated to more play provision given the distance of the site from existing play facilities.

6.3 Cycling and Electric Vehicle Charging does not mention Electric Vehicle Charging. We note the Energy and Sustainability Statement 10.4 does state that EV charging units will be installed.

Road Safety Audit

3.1 User Opportunities – Route 3: Site to Tadley Town Centre via Church Road – Cycle Route – traffic volumes have changed on this route since 2009 due to the increased number of visitors to Tadley Cemetery.

Transport Data

We would like confirmation that none of the traffic surveys were carried out on AWE non-working Fridays.

Transport Assessment

4.6 Parking Provision – The provision of parking needs to provide adequately sized parking for the increasing number of commercial vehicles that residents have. A byelaw should be implemented that prohibits parking on any pavements/footways.

5.2.11 Proposed New Vehicle Trips – Convenience Store – These figures seem very low and we question the model used to predict them, would the model include the volume of passing traffic a large employer like AWE creates?

Tables 6.4 and 6.5 - The provision of cyclist markings on the carriage way is a complete waste of money and are meaningless.

Landscape and Visual Impact Assessment

4. Planning Policy Framework – The Tadley Design Statement is not referenced.

5.4 Local Character – 5.4.5 refers to the Queen, this needs updating.

The meeting closed at 7.47pm.

Signed:

Dated: 25 March 2024