



SILCHESTER PARISH COUNCIL

Member of the Hampshire Association of Local Councils

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Basingstoke & Deane Borough Council
Planning Department
Civic Offices
London Road
Basingstoke
Hampshire
RG21 4AH

Your ref: 20/01285/PIP

My ref: Clerk

Date: 5th June 2020

Dear Sirs

Ref: 20/01285/PIP – Permission in Principle for residential development of up to 9 dwellings – Little London Road, Silchester.

Silchester Parish council wish to strongly **object** to this application.

We believe this application contravenes the following policies from the Basingstoke and Deane Local Plan:

Policy SS3 Greenfield Site Allocations

This site has not been identified as a Greenfield site.

Policy CN9 Transport

Silchester Parish Council (SPC) believe this development is contrary to this policy and will result in, most significantly, inappropriate traffic generation which will compromise highway safety.

There is no pavement on the eastern side of Little London Road where the proposed development is sited and due to the ownership and geography of the land on this side of the road it would not be possible to build one towards the village. The only way to leave the site on foot would be to cross the road to the opposite side, which cannot be achieved safely due to the blind bend towards the village and the speeds of vehicles entering the village at this point. A site visit will show that the close proximity of the bend to the proposed site entrance is more of a safety hazard than it may appear from looking at the map supplied with the application

SPC have been fortunate to have supporting data from our Speed Indicator device and SpeedWatch team that shows that there are speeding issues at this location.

There are no shops or GP services in Silchester and so it is to be expected that there will consequentially be a number of vehicle movements into and out of the site which could cause further issues at the blind bend particularly if there are cars waiting to turn in or out of the site.

Reference has been made in the planning statement to the nearby number 14 bus stop. It is SPC's expectation that funding for this service is likely to be withdrawn in the near future and should not be relied on for transport to essential services in Tadley or beyond.

Policy CN4 Housing for older people/Specialist housing

Reference has been made in the Planning Statement for the possibility of retirement homes to be built - this is contrary to this policy as there is no proven identified need and the location is not appropriate in terms of access to facilities, services and public transport.

Policy EM1 Landscape

The proposed development will spoil the visual amenity and scenic quality that is currently enjoyed from the road and the houses opposite. This is contrary to this policy.

Policy EM4 Biodiversity, Geodiversity and Nature Conservation

As this site falls within the Silchester Site of Special Scientific Interest Impact zone it is possible that there could be an ecological impact in this area.

Policy SS6 New Housing in the Countryside

This application is not within a defined settlement boundary, it is not on "previously developed land", there are no proposals for affordable housing, it is not small scale or of a type that meets a locally agreed need and so is therefore contrary to this policy.

We would also like to note that this site was reviewed as part of the Strategic Housing and Economic Development Land Availability Assessment - 2109 (SHELAA). The conclusion of this report stated that, whilst the site would potentially be achievable, *"due to its location in the countryside, its development would not be in line with the borough's current planning framework."*

The policy restrictions section of this report says *"The site is outside any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council's current planning framework."*

We are unaware of any identified local housing need for any of the kind of houses that are suggested in this Permission in Principle Application. We are concerned that the Planning Statement states that there is "significant developer interest" in this site. This would suggest that if this PIP is approved a precedent will be set and further applications could be expected in this location as the site is only part of a significantly larger ownership area.

Yours faithfully

Chris Gunnell

Clerk to Silchester Parish Council