

**Reference: APP/H1705/W/21/3267011**

### **Land at Ball Hill**

The Planning Committee of East Woodhay Parish Council ("EWPC") has read the Appeal document and notes the reference to other recent Appeals, especially Appeal Ref: APP/H1705/W/20/3247113 Land to the north west of Hollington Lane, Woolton Hill, Hampshire, which sits within our Parish. Citations of other successful Appeals in relation to applications which stand alone on their individual and discrete facts is entirely inappropriate and should therefore be ignored in considering this Appeal.

EWPC would therefore like to raise the following additional points:

- It will not be lost on the applicant that the Parish Council did not raise specific objections to their first application for 4 x smaller houses. This latest application is for 2 x 3 bedroom houses and 2 x 4 bedroom houses and as we have noted, is an overdevelopment of the plot and this size of house is not what is required within the Parish.
- Whilst we may have been more supportive to some development in the past we are now finding that we are inundated with applications of this type – which are being taken to appeal – many of which are in the vicinity of this site e.g. APP/H1705/W/20/3264678 Land adjoining Knights Farm. We are not at all comfortable with so much development in the countryside – for housing which, as a Parish, we do not require. Consideration must be given to the cumulative impact of such developments and they should not be considered in isolation as this will lead to the slow erosion of the countryside and AONB.
- There has been no locally agreed need for this development which has an insufficient supporting infrastructure - including local public transport which is extremely limited.
- This Parish Council is trying to prevent further urbanisation of the countryside within our Parish – development proposals of this type do not fit with the spirit of the Local Plan or the Neighbourhood Plan which is in preparation. Nor does it fit with the East Woodhay Village Design Statement.
- This development proposal would constitute continued development in the countryside, well outside the agreed SPB. The Parish and our community agreed the Woolton Hill SPB in the Local Plan in order to contain development within that boundary and thereby protect the countryside and the AONB. This type of development would therefore not only undermine the very purpose of the SPB, but effectively ignore it altogether, making community involvement in agreeing the SPB entirely redundant.
- Whilst BDBC may not have satisfied its housing quota, most applicants (and some of those considering planning applications, including the Secretary of State's own Inspector on the Hollington Lane appeal) appear to overlook the fact that East Woodhay Parish has more than satisfied its quota, delivering a substantial new stock of housing. This was confirmed some time ago in a letter to EWPC dated 10th August 2020 from Joanne Brombley, Planning Policy Manager, which refers to Local Plan Policy SS5 (Neighbourhood Planning) housing requirement: *"The policy stipulates that sites /opportunities will need to be identified to*

*provide at least 10 new homes in East Woodhay. .... As of 1 April 2020, 65 dwellings have been granted planning permission within and adjacent to the Woolton Hill SPB that satisfy the policy SS5 requirement, of these 52 have been completed. Therefore, the council considers that the 'at least' 10 requirement has been achieved."*

- Furthermore, and at a time when EWPC is working hard with BDBC to produce a new Neighbourhood Plan, it is at best demoralising to know that if applications such as this are successful they would constitute 'windfall' development, the effect of which would be twofold. First, the nascent Neighbourhood Plan would be substantially undermined: and secondly, the status of the quota, which EWPC has already satisfied, will have been rendered otiose, creating carte-blanche for similar applications in the future.

As evidenced above, there is no requirement for this Parish to deliver further new dwellings at this time. EWPC does not support the idea of further additional new houses of this size on the Appeal site. Following the number of applications for development of this type which have been raised, we can no longer support any applications for building of this type on sites within the Parish, especially those which are outside the SPB and are in the countryside.

We would respectfully ask that this Appeal is refused.