

e-Checklist for ES&BG Parish Council Review of all Planning Applications vs ES&BG Neighbourhood Plan

Planning Application ref #	25/02815/OUT
Application Date:	26 November 2025
Response Date:	
What:	Outline planning application with all matters reserved except for pedestrian and vehicle access (excluding internal estate roads) from Ecchinswell Road, for the erection of up to 50 dwellings (Class C); open space and service infrastructure and associated works.
Where:	Land east of Ecchinswell Road, Bishops Green
Abbreviations:	BGSB = Bishops Green Settlement boundary NP = Neighbourhood Plan

Neighbourhood Plan Component	Compatible Y/N or N/A	Comment
<p>Overall Plan Vision</p> <p><i>What we value:</i> i. Our rural setting, ii. Access to green spaces, iii. Our heritage assets.</p> <p><i>What we want to do:</i> i. Protect our rural environment & heritage assets, ii. Improve sustainability, iii. Improve biodiversity.</p> <p><i>Any more homes should be:</i> i. In limited numbers based on modest local growth, ii. Affordable to buy, iii. In keeping with rural setting, iv. Providing more options for young families, the elderly & less mobile.</p>	N	<p>This proposal is for the building of 50 houses in an area zoned for no further building by Basingstoke Council in their provisional Local Plan Update. It is also contrary to a number of policies within the Neighbourhood Plan, including being outside of a Settlement Boundary (Policy 1), not addressing the local housing need (Policy 2 and 3), there has been minimal community engagement (policy 7), it does not provide support for rural business or enterprise (policy 8), nor home working (policy 9), nor provides for community facilities (policy 11). The application is also not meeting other criteria with respect to water and sewage planning, minerals assessment, and up to date traffic assessment (see 'Other' section below).</p>
<p>Checks vs individual policies – make reference to specific policy wording in comments as appropriate</p>		
Policy ESBG 1: Settlement Boundaries and Building in the Countryside	N	The proposed development is outside of the BGSB and as such would be unacceptably sited on agricultural land in a rural setting.

Neighbourhood Plan Component	Compatible Y/N or N/A	Comment
Policy ESBG 2: Housing Supply To Meet Local Needs	N	The provision of housing to address local needs has already been identified within this NP policy which contains the identification of sites to provide of the order of 20 – 25 dwellings. This new proposal is therefore not required to address local housing needs in the Parish which has been most recently assessed in August 2025 by Basingstoke as for 19 dwellings (see policy 3 below). In addition, the area has already over-provision of housing because of Basingstoke approval for 42 houses at Woodside View, 5 built on land behind Bishops Green Cottage, and 1 new infill house adjoining the proposed site.
Policy ESBG 3: Housing in Bishops Green	N	The proposal is not addressing local housing needs in the Parish which has been most recently assessed in August 2025 by Basingstoke as for 19 dwellings in the area of which 12 should be 1 bed, 3 should be 2 bed, 3 should be 3 bed, and 1 should be 4 bed. This will be readily address by local over supply of housing, or within the proposed housing to be supplied through policy 2.
Policy ESBG 4: Housing in Ecchinswell	N/A	
Policy ESBG 5: Design Quality in the Parish of Ecchinswell, Sydmonton and Bishops Green	N	The design outline is for yet another urban style estate in Bishops Green. The mistakes of the past urban building design should not set a precedent for future housing in the area. Any housing to be built anew must demonstrate a positive relationship to the local rural landscape and character.
Policy ESBG 6: Design Quality in the Ecchinswell Conservation Area	N/A	

Neighbourhood Plan Component	Compatible Y/N or N/A	Comment
Policy ESBG 7: Community Engagement In Design	N	There has been minimal community engagement, with no public meetings. Only a mailshot to housing in the immediate vicinity which did not include the wider local community,
Policy ESBG 8: Support For Rural Businesses & Workspace	N	A development of this size should include suitable premises for small local enterprise. Additionally broadband and telecommunication network coverage is very poor in the area to support such workspaces.
Policy ESBG 9: Support For Home Working	N	Given constraints on working from small houses some form of shared 'near home' space provision should be built into an estate design.
Policy ESBG 10: Broadband & Mobile Communications	N	No provision for improved broadband and mobile communications is indicated.
Policy ESBG 11: Community Facilities	N	No provision is indicated to either enhance the one community building in the area (Bishops Green Village Hall) or provide a suitable communal space or facilities for the predicted over 100 new residents to the area. In addition, the NHS Hampshire Integrated Care Board has indicated that the current medical centres providing primary care have insufficient capacity and will not be able to absorb the increased patients arising from the proposed development. Kingsclere Medical Practice is currently undersized and the ICB are developing projects to increase patient infrastructure capacity to meet the increases in patient registration that this application will create. However, this cannot be expected to be agreed, designed, financed, built and staffed for many years after this proposed development would be populated.

Neighbourhood Plan Component	Compatible Y/N or N/A	Comment
Policy ESBG 12: Green Infrastructure Network & Nature Recovery	N	It appears no recognition has been made of the rare birds frequenting the field to be built on, such as the Stone Curlew.
Policy ESBG 13: Landscapes & Key Views	N	The proposed development would completely remove the landscape views to the east of the Ecchinswell Road which is the main access road to the Parish and thus regularly driven by the majority of local residents.
Policy ESBG 14: Local Green Spaces	N	While the application proposes small green spaces in its design, we note that at least two internal roads end at hedges as is future expansion into adjoining agricultural fields is planned. Such further expansion into green fields should be explicitly not be allowed to happen.
Policy ESBG 15: Dark Skies	N	This proposal does not demonstrate how it is intended to minimise light pollution.
Policy ESBG 16: Zero Carbon Buildings	N	Any proposed dwellings should be certified to a Passivhaus or equivalent standard. Provision of ground source heating and solar panels should be installed but done so as to be in keeping with housing in a rural setting.
Policy ESBG 17: Encouraging Active & Sustainable Travel	N	No encouragement is provided in the design to these ends. The development could 'piggyback' on the very limited local bus service nearby, but no provision is indicated to enhance such a service or propose local roads improvements to be safe for cyclists. Inevitably this estate would create more car traffic to clog up at the single lane bridge out of the area.
Other Concerns		

Neighbourhood Plan Component	Compatible Y/N or N/A	Comment
Traffic & Road Safety	N	More cars to provide transport for 50 more households will inevitably make the single width road bridge an increasingly dangerous crossing with impatient drivers trying to get through before oncoming traffic.
Infrastructure	N	No additional road infrastructure or improvement is proposed.
Services (Education/Medical/....)	N/A	None is provided
Implications for neighbours/surroundings	N/A	Such a proposed development is already widely opposed by local residents as unnecessary, impactful on the local quality of life and community services and damaging to the local rural views east of the Ecchinswell Road
Other		<p>We note that Thames Water objects to the proposed proximity to their sewage asset and referencing national planning policy indicating this development will contribute to unacceptable levels of pollution.</p> <p>We note that the Basingstoke Minerals and Waste Team require further exploratory work to be undertaken with respect to important mineral resources, and that this cannot be achieved by just desk-based reviews or bore holes from outside of the application site.</p>

Summary

The ES&BG Parish Council OBJECTS to this application on numerous points and policy infringement of the NP indicated above.