



PLANNING - ENGAGEMENT - DEVELOPMENT

Ramsdell Road, Monk Sherborne

Jonathan Walton

Director

Introduction

- The Site
- Current Planning Policy and designations
- Policy SS6(e)
- Housing Needs Survey
- Defining a study area
- Next steps



The Site



Current Planning Policy and Designations



The adopted Policies Map identifies that the site is:

- Not within any defined settlement boundary (Policy SS6(e))
- Partly within an area 'Upstream of critical drainage areas' (Policy EM7)
- Close to a Conservation Area (Policy EM11)



Current Planning Policy and Designations

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

1 You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:

- smaller than one hectare
- is not affected by sources of flooding other than rivers and the sea, for example surface water drains

2 If your development is in flood zone 1 and:

- larger than one hectare
- is affected by sources of flooding other than rivers and the sea, for example surface water drains

you can [learn more about flood risk assessment in flood zone 1](#)

3 You can also [read more about flood risk assessments for planning applications](#)

[Learn more about the potential sources of flood risk in this area](#)



- The site is also within Flood Zone 1



Current Planning Policy and Designations



- A Grade II listed property is located to the north-east of the site



Policy SS6(e)

- Recognises that there will be limited instances where it is appropriate to allow new housing in the countryside
- Applies to developments of four dwellings or fewer
- Must meet locally agreed need
- Must conform with the development plan
- Development needs to relate well to the existing settlement
- Development needs to respect and relate well to surrounding properties, local landscape character and visual quality and local amenity.

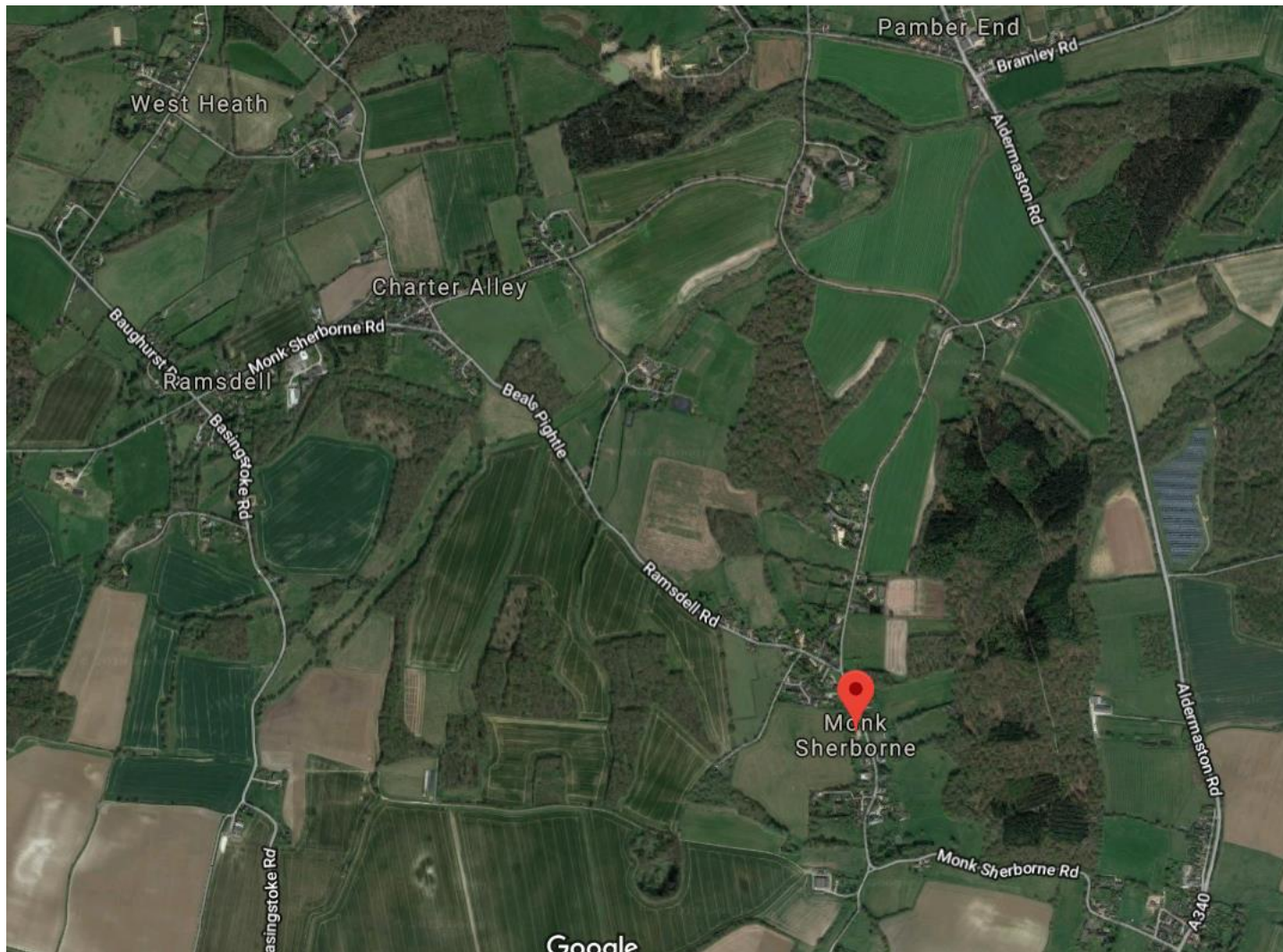


Housing Needs Survey

- Discussed with BDBC Planning Officers in terms of scope
- Looking at local connections and need:
 - Those living in Monk Sherborne and environs
 - Those directly related
 - Considering housing need and affordability
 - Opportunities for new starter, downsizer and specialist housing
- Linked to opportunity for self-build housing
- Provided as a hard copy document and online
- Results to be ringfenced through Local Connection Test in any planning application/legal agreement
- Opportunity to see what local residents need and to deliver upon it



Defining a Study Area



Defining a Study Area

- Discussed with BDBC Officers
- Considered that Monk Sherborne, Charter Alley, Ramsdell and West Heath form a geographically relevant study area
- A340 Aldermaston Road forms a distinct border. Land to south-east is more urban in nature
- Pamber End too distant and not on same direct road network
- Above four villages interlinked through road network
- All clearly isolated from main towns to north and south



Next Steps

- Wish to work with the Parish Council to define Study Area and agree scope of the HNS
- Would like to agree when the HNS is sent and a timeframe for responses
- Will sit down with the Parish Council to discuss results
- Happy to be transparent
- If need is shown, will work with the Parish Council to determine how to progress a planning application and how to link this to local demand
- Looking to find ways for residents to benefit from development, rather than simply taking further housing





VOCALISM

Thank You.
Questions?

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