

Crondall Parish Council

Planning Presentation

26 October 2026

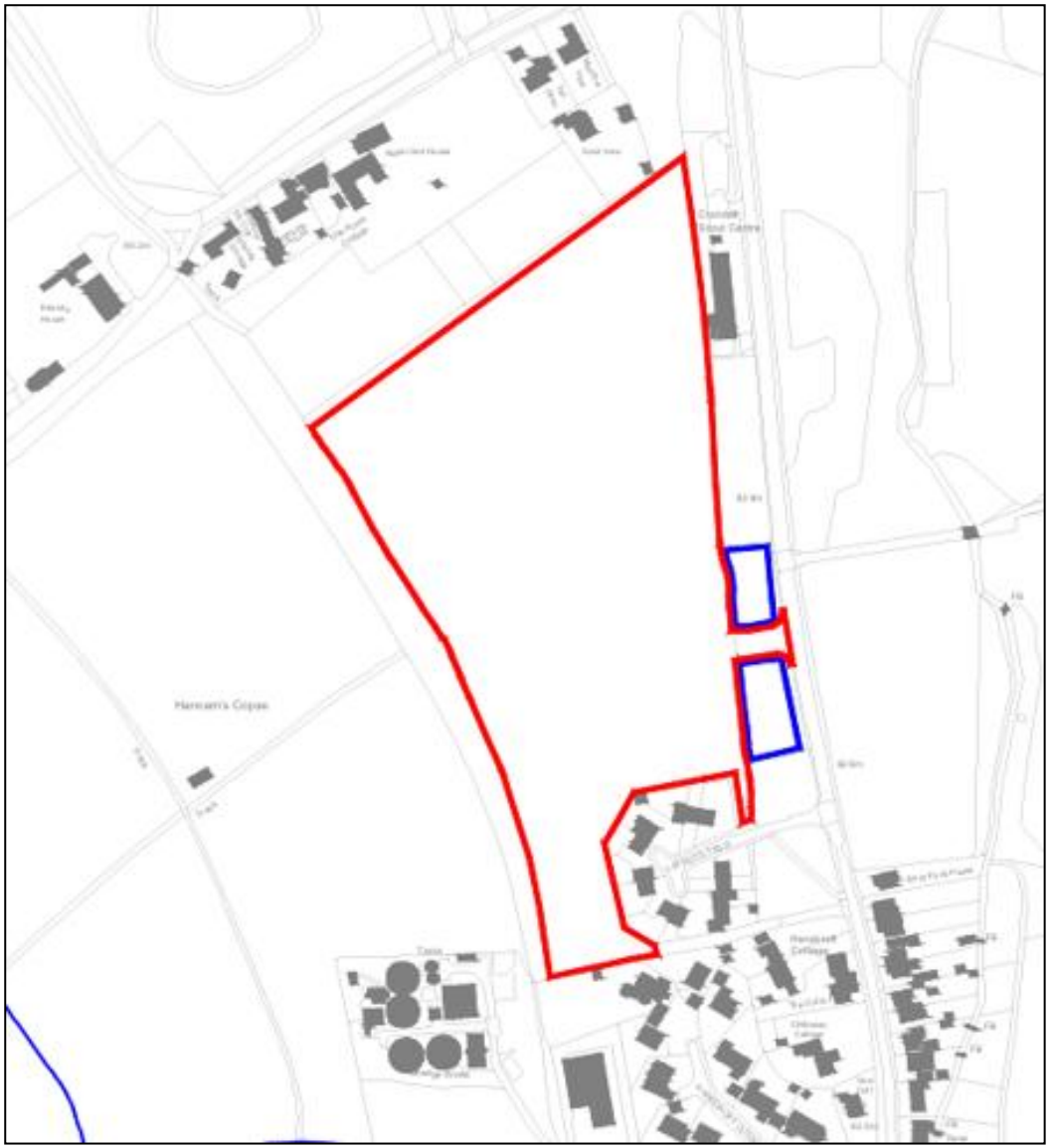
Ref: 26/01548/FUL

Property:	Land North of Lefroy's Field
Application Type:	Full
Description:	Construction of 43 houses (including affordable housing), formation of new accesses, associated works and infrastructure

- Located outside the Settlement Boundary
- Located outside the Conservation Area

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Location Plan



Ref: 26/01548/FUL

Outline Plan



Ref: 26/01548/FUL

One Street scene



Ref: 26/01548/FUL

- Construction of 43 open market and affordable homes (40% affordable).
- A new access serving vehicles, cycles and pedestrians from Pankridge Street, a pedestrian and cycle access to Lefroy's Field, and enhancements to the PRoW on the southern and western boundaries.
- Public open space and play space.
- Hard and soft landscaping.
- Sustainable drainage infrastructure, including an on-site attenuation basin.
- Associated infrastructure works.
- Phased development.

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- 43 Houses comprising
  - 9 4 bed houses
  - 21 3 bed houses (8 affordable)
  - 9 2 bed houses (5 affordable)
  - 4 1 bed houses (all affordable)
- Of the 17 affordable houses, 11 are social rented and 6 shared ownership
- Dwellings will be two storeys in height, providing a mix of detached, semi detached, a small terrace, a flat over garage, and a building comprising maisonettes.
- Vehicular, cycle and pedestrian access is proposed via a new priority junction from Pankridge Street.

Full details of the individual plans can be viewed online

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- The northern part of the site will be left undeveloped, providing new public open space, an attenuation basin for surface water drainage and new tree planting to connect the east and western boundaries.
- Play space is proposed in the south-west corner (west of Lefroys Field). The site will be privately managed and maintained for the long-term.

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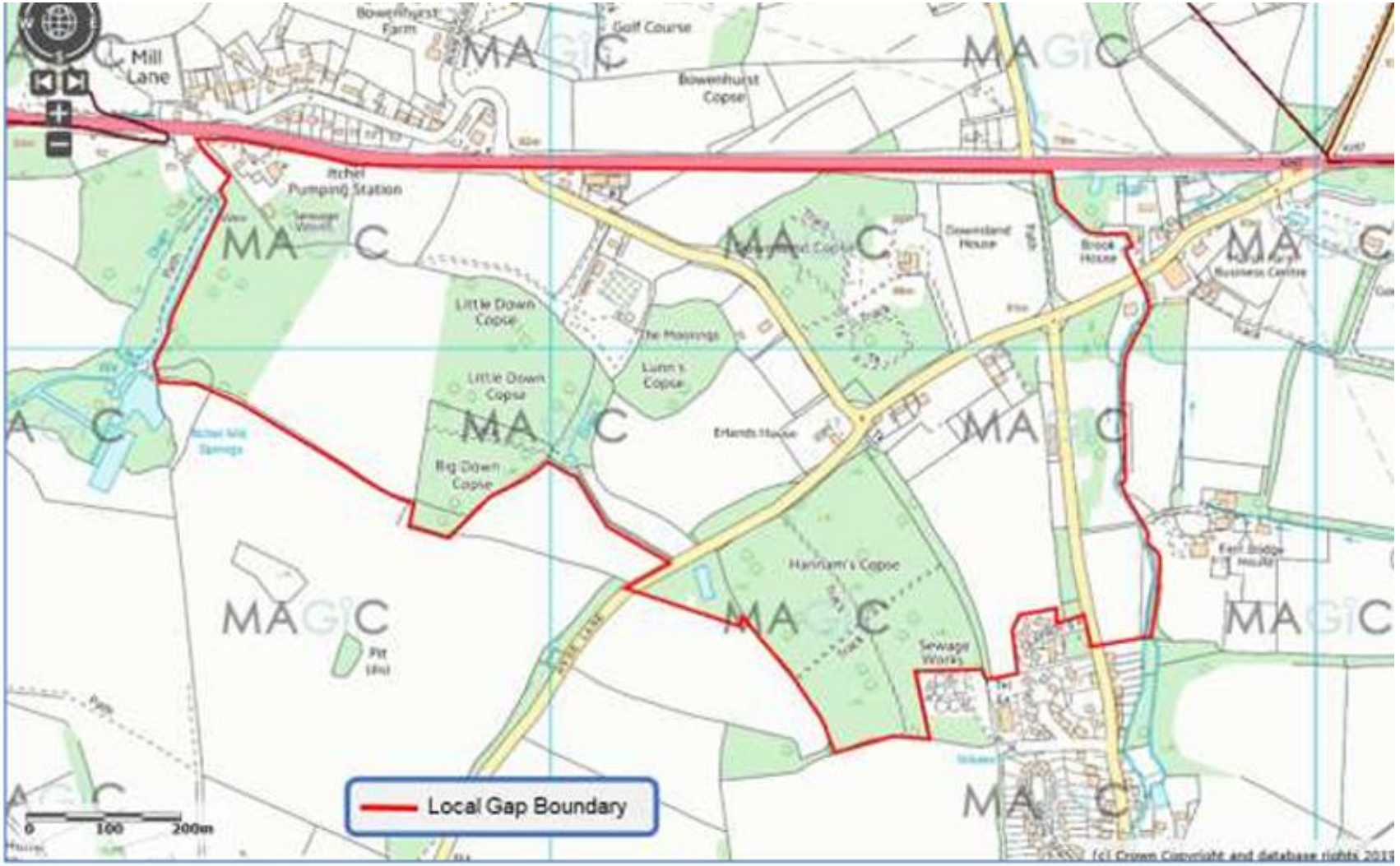
New NPPF Considerations (August 2026)

- Policy S5 allows for development outside an existing settlement boundary where there is an ‘unmet need’
  - “Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would:
  - Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure…”
- Policy HO1 identifies the need for homes for various groups including affordable housing, older people, disabled people, renters, and families with children. The delivery of 43 homes, including 40% affordable housing carries substantial weight as a benefit as it will make a meaningful contribution to the Council’s identified housing need.

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- Conflict with Policy 4 of the Crondall Neighbourhood Plan creating a Local Gap
  - Policy created to prevent coalescence or damage to the integrity and identity of the settlements of Mill Lane and Crondall Village.
  - The Local Gap was progressively refined throughout the plan-making process. The size was reduced so that it was the minimum needed to perform the function of a local gap between the settlements of Crondall and Mill Lane reflecting the respective sizes of the two settlements and the development pressures that arise from the A287 as it runs through the neighbourhood area.
  - The gap also protects the hamlet of Bowling Alley
  - The CNP passed through detailed formal consultations and an external examination. The Parish voted 84% in favour of the plan at the referendum

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Policy Matters

- Conflict with Policy NBE1 of the Hart Local Plan – building in the open countryside
- Conflict with Policy SS1 of the Hart Local Plan which states that development will be focused within defined settlements, on previously developed land in sustainable locations, and on allocated sites as shown on the Policies Map.
- Conflict with Policy 1 of the CNP which focuses development within the settlement boundaries
- The area is defined in the Hart District Landscape Assessment owing to its high amount of woodland and strong hedgerow structure. There are extensive views over farmland, chalk landscape and the protected historic woodland at Hannams Copse. The open arable landscape has an attractive rural and distinctive character

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Rural Impact

- To the west is Hannam's Copse, a designated Site of Importance for Nature Conservation (SINC) and ancient woodland which is irreplaceable habitat (the latter adjoins the north-west part of the application site)
- Loss of agricultural land
- Loss of existing public rights of way
- A tree belt along the eastern boundary within the development is subject to a group Tree Preservation Order (ref. MD/DC/10/470).
- The development is not in a sustainable location given the distance from the school, shops and employment. There is no public transport (other than school buses) therefore cars must be used

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Traffic

- The transport report suggests 22 car movements in the morning and 31 in the afternoon. With 43 houses with at least 2 cars per household this appears to be woefully understated. Add in delivery drivers for food and internet shopping and the number of daily movements will be substantial
- The roads of Crondall are already heavily congested with through traffic and this will only exacerbate the situation
- New developments in Farnham have increased the traffic through Crondall in the last two years
- Parking is provided in line with Hart policy but it is possible that there will be several cars parked along the roadside making it dangerous for pedestrians

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Water & Sewage

- The site sits within the South East Water WRZW-4 zone for water supply limitations
- Impact on the sewage system which is already running beyond capacity with surface water being pumped out to the foul.
- Conflict with Policy NBE5 of the Hart Local Plan (Increased Flood Risk and Groundwater Complications)
- Crondall sits within a highly sensitive 19km² rain catchment bowl prone to significant groundwater flooding, overland surface run-off, and River Hart overflow. The area surrounding the proposed site frequently suffers from a high water table and poor drainage. Replacing a greenfield site with non-porous hardstanding surfaces will severely compound local surface water run-off and over saturate the local water table.
- The developer's drainage strategies fail to safely mitigate the risks and the operation of the SUDS drainage system is not defined

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Other considerations

- Impact on scouting activities where there may be evening activities creating noise and traffic movements
- Impact on the surgery. The Hampshire and Isle of Wight Integrated Care Board consultation states that the current combined GP surgeries providing primary care are currently undersized and will not be able to absorb the increased patients arising from the proposed development without increasing their infrastructure requiring a first floor and side extension.
- The Crondall Conservation Area Appraisal states that these fields afford some views on entry to the village and contribute to the village's country setting
- 24 local objections as at 21 October

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Housing Need

- Crondall committed to provide increased housing in the CNP at a level of 66 houses over the period from 2017 to 2032.
- To date Crondall has over achieved its delivery against the plan numbers having provided an additional 57 houses with another 12 waiting for approval.
- The scale of this development not justified against the performance of the CNP.
- Local, newly built houses at Marsh Farm are remaining unsold

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- Recommendation: **Objection**

  Letter to be produced outlining the various issues as discussed

Ref: 26/01613/HOU

Property:	2 Orchard Court
Application Type:	Extension
Description:	Erection of a single storey rear extension following partial demolition of existing conservatory.

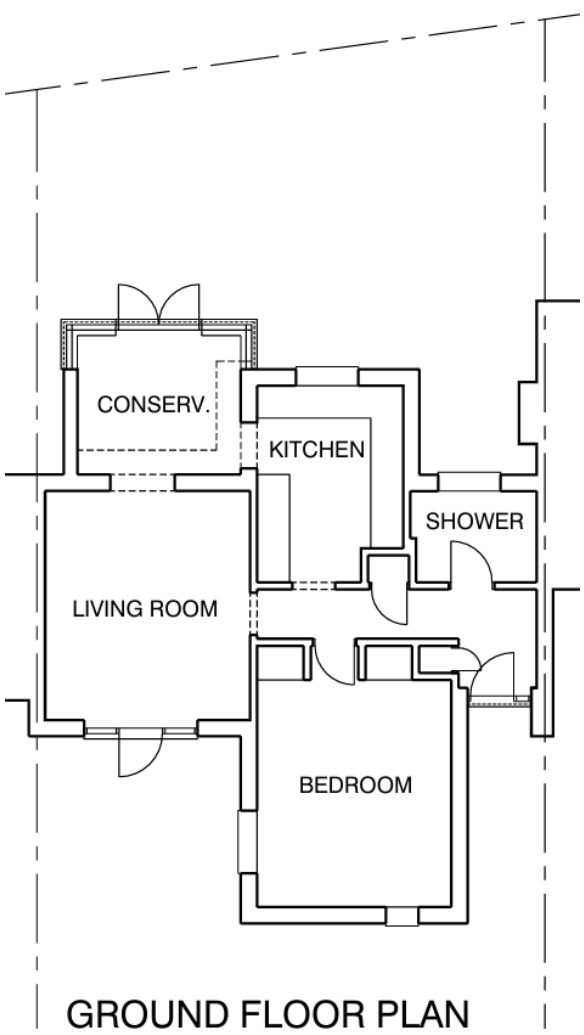
- Located inside the Settlement Boundary
- Located inside the Conservation Area

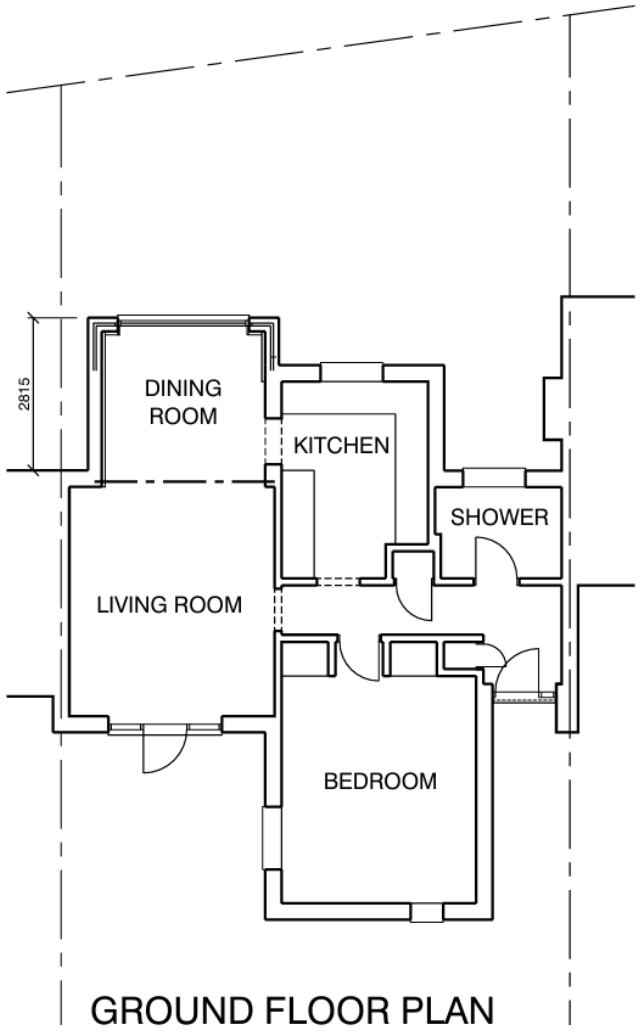


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- Replacement of a conservatory with a single storey extension of the same size

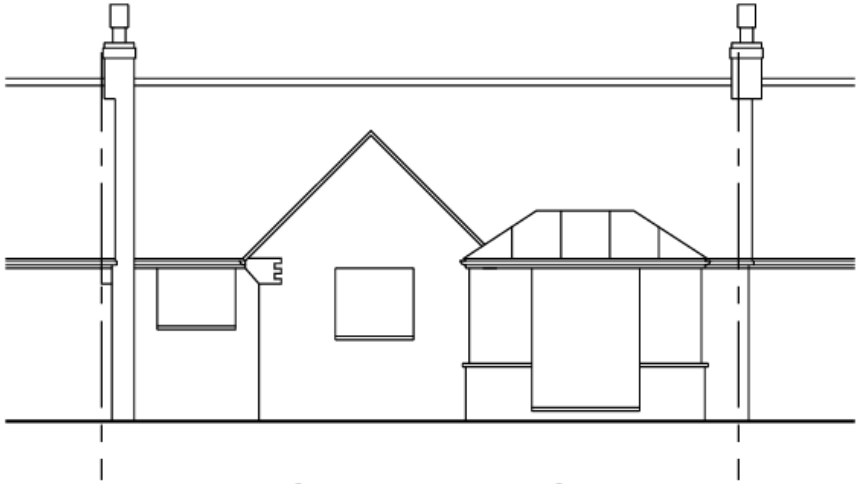
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Existing



NORTH ELEVATION

Proposed



NORTH ELEVATION

Ref: 26/01613/HOU

- Recommendation: **No Objection**

Notes

All views expressed are my own. This presentation is prepared for the use of the Parish Council and is not intended for onward publication.