



# Oakley and Deane Neighbourhood Plan 2011 – 2029



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# FOREWORD

- F1 Neighbourhood Plans derive from the Government's determination to ensure that local communities are closely involved in the decisions that affect them. The Oakley and Deane Neighbourhood Plan (the Neighbourhood Plan) has been developed to establish a vision for the Villages in the Parish of Oakley and Deane, and to help deliver the local community's needs and aspirations for the Basingstoke and Deane Borough Council's emerging Local Plan 2011-2029. The Neighbourhood Plan is a statutory document that will be incorporated into the Borough planning framework, and must be used by Basingstoke and Deane Borough Council (B&DBC) to determine planning applications. The Neighbourhood Plan has been produced by local residents, with the support of, and delegated by the Oakley and Deane Parish Council, using the views of the residents of Oakley and Deane. Financial support has been provided by the nationwide community support organisation, Locality. The Oakley and Deane Neighbourhood Planning Group has consulted with and listened to the community on a wide range of issues that will influence the well-being, sustainability and long-term preservation of this rural community. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Oakley and Deane residents.
- F2 A Neighbourhood Plan has many benefits. The Oakley and Deane Neighbourhood Plan has been developed by volunteers from the Parish to: protect the Villages from uncontrolled, large scale or poorly-placed development; allocate the number of dwellings identified by B&DBC's emerging Local Plan 2011-2029, according to the wishes of the community; ensure that development is sympathetic to, and improves the look and feel of, the Villages; take steps to give residents preferred access to many of the new dwellings; protect the area immediately east of Oakley from development, thus maintaining Oakley and Deane as a separate community from Basingstoke; provide the Parish with the opportunity to access 25% of the Community Infrastructure Levy to improve facilities; and, identify, in a Projects List, additional actions to improve community facilities, services and the local environment as well as address issues beyond the control of the Neighbourhood Plan.
- F3 The Oakley and Deane Neighbourhood Planning Group received over 329 responses to its first Consultation in January 2013, over 655 responses to the second Consultation in April 2014 and 1,911 responses (43% of those eligible to vote) to the third Consultation in September 2014. Hence, the community has been fully engaged with the creation of this Neighbourhood Plan and its Policies.

**John Glasscock**

*Chairman*

Oakley and Deane Neighbourhood Planning Group

# Section 1: INTRODUCTION AND BACKGROUND

## 1.1 Purpose

In April 2012 the Localism Act 2011 (the Act) amended the Town and Country Planning Act 1990 through the National Planning Policy Framework (NPPF), and introduced new rights and powers to allow local communities to shape future development in their community by preparing a Neighbourhood Plan to establish strategic general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Plan as defined in the Act.

## 1.2 Submitting Body

This Neighbourhood Plan is submitted by Oakley and Deane Parish Council, which is a qualifying body as defined by the Localism Act 2011.

## 1.3 Neighbourhood Area

The Neighbourhood Plan applies to the whole of the Parish of Oakley and Deane (see Map 1) within the Borough of Basingstoke and Deane. B&DBC (the local planning authority) publicised the application from Oakley and Deane Parish Council and advertised a consultation period 2 April 2013 - 14 May 2013. The application was approved by the Cabinet of B&DBC on 24 July 2014 and the Parish of Oakley and Deane was designated as the Neighbourhood Area on that date. Oakley and Deane Parish Council confirms that this:

- Neighbourhood Plan relates only to the Parish of Oakley and Deane and to no other Neighbourhood Areas; and,
- is the only Neighbourhood Plan in the designated area. No other Neighbourhood Plan exists nor is in development for part or all of the designated Neighbourhood Area.

## 1.4 The Context

1.4.1 The Oakley and Deane Neighbourhood Plan is strategic in nature and must:

- have appropriate regard to national planning policy;
- contribute to the sustainable development;
- be in general conformity with strategic policies in the development plan for the local area; and,
- be compatible with European Union obligations and human rights requirements.

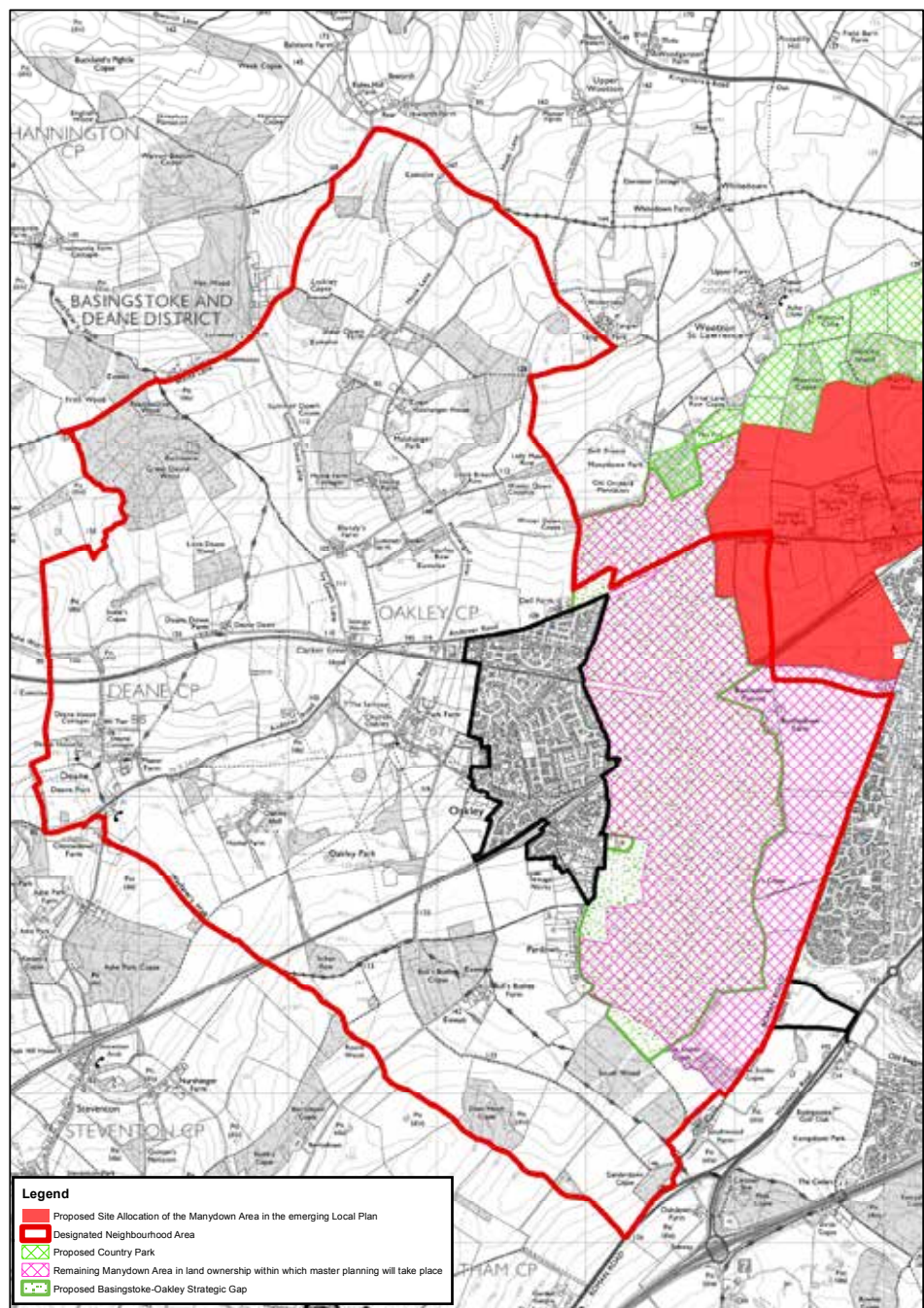
1.4.2 The Parish of Oakley and Deane is part of the Borough of Basingstoke and Deane. The local strategic policies (as in 3rd bullet point above) are set out in the saved policies from the Adopted Local Plan 1996-2011. The Borough Council is also currently progressing towards the adoption of an emerging Local Plan 2011-2029, which will set out the new strategic planning policies for the Borough. The Neighbourhood Plan therefore needs to take into account the proposed Site Allocation of the Manydown Area in the emerging Local Plan (a small part of which lies within the Neighbourhood

Area), the remaining Manydown Area within which master planning will take place, and the Basingstoke-Oakley Strategic Gap (large parts of both of which lie within the Neighbourhood Area (see Map 1)

1.4.3 The NPPF: Planning Practice Guidance (2014) makes clear that Neighbourhood Plans can be made before the emerging Local Plan is adopted.

### 1.5 Plan Period, Monitoring and Review

The Oakley and Deane Neighbourhood Plan will run concurrently with the B&DBC emerging Local Plan and will be in force until 31 March 2029. It is, however, a response to the needs and aspirations of the local community as understood today, and it is recognised that current challenges and concerns are likely to change over the Plan period. Oakley and Deane Parish Council, as the qualifying body, will undertake monitoring the progress of the Plan and taking appropriate actions as required.



Map 1 – Oakley and Deane Neighbourhood Area.

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## Section 2: PROCESS SUMMARY

### 2.1 Plan Development Process

- 2.1.1 Oakley and Deane Parish Council resolved to develop a Neighbourhood Plan for Oakley and Deane on 14 March 2013. A number of volunteers came forward, during the summer of 2013, in response to a request from the Parish Council to support this initiative. The Oakley and Deane Neighbourhood Planning Group (The Group) was formed and held its inaugural meeting on 4 September 2013. A Vision Statement for the Group was agreed (see Section 3). At the next meeting on 15 October 2013, the members agreed a formal constitution for the Group, which was subsequently ratified by the Parish Council on 14 November 2013. Key officers of the Group were appointed and all members agreed to abide by the Nolan Principles of Conduct Underpinning Public Life. The members comprise people with a range of interests and expertise, but with a single aim of ensuring that the community has a voice when assessing future developments for the Villages within the Parish. Some of the original members resigned during the development of the Neighbourhood Plan and new volunteers were appealed for and joined the Group.
- 2.1.2 The Group secured the support of Planning Aid, an organisation with the expertise and experience of Neighbourhood Planning gained from successfully supporting other communities through the process. Three training sessions were held on Community Engagement, Site Assessment and Policy Writing.
- 2.1.3 The Group formed two sub-groups: Site Assessment and Community Engagement. Three major community engagement campaigns were undertaken. The first Consultation was carried out in January 2014 to understand the Key Issues associated with development as seen by the community, as well as calling for the nomination of any sites that could be suitable to meet the allocated volume of dwellings. The second Consultation was carried out in April 2014, to better understand which of the Key Issues (as identified in the first Consultation) were considered by the community to be the most important, and to collect views on how best to deal with these issues. This second Consultation was used to determine whether the community had a preferred site for housing, and to establish whether there was an appetite for a higher volume of dwellings than the number allocated in the emerging Local Plan. The third Consultation in September 2014, by means of a public vote, had the primary aim of gaining the community's view on the preferred site(s) for the development.
- 2.1.4 In parallel, the Group commenced the assessment of potential housing sites around the Parish. The B&DBC Strategic Housing Land Availability Assessment (SHLAA) provided a good starting point. The SHLAA identifies sites that had been promoted by Developers but were found unsuitable for strategic allocation through the emerging Local Plan, but which could come forward through a Neighbourhood Plan if the development was of an appropriate scale and if the physical constraints (which were not identified) could be overcome.
- 2.1.5 Members of the Group engaged with a number of Developers who had promoted their site through the SHLAA, to establish how their plans were likely to develop, i.e. the number, location and type of dwellings, as well as the benefits offered to the community by each of the schemes.



- 2.1.6 The Group kept in contact with B&DBC's planning department, who provided support and assistance throughout the creation of the Neighbourhood Plan.
- 2.1.7 A key to the success of the Neighbourhood Plan was the creation of an evidence base. A document archive was established from day one of the programme, which has been used to progressively build up an evidence base to support this Plan (see Section 2.3).
- 2.1.8 Initially a policy-based approach to the Neighbourhood Plan was adopted by the Group. However, following a review by both the Local Planning Authority and Planning Aid, it was considered that a site-based approach should be adopted to give more certainty to all parties. This required a third Community consultation to establish the community's preferred site options for development.
- 2.1.9 In October 2014, the Borough Council issued its screening opinion concerning the need for a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) in relation to the Neighbourhood Plan. This screening opinion was underpinned by a detailed report and the opinions of the three statutory bodies, the Environment Agency, Natural England and English Heritage. The screening process undertaken concluded that in order to meet the 'basic conditions' for neighbourhood planning, a Strategic Environmental Assessment was considered to be required to accompany the Neighbourhood Plan but it would not need to be subject to an HRA. The consultation bodies have all agreed with the conclusion reached.
- 2.1.10 To support the ongoing development of the Oakley and Deane Neighbourhood Plan, a Sustainability Appraisal (SA) has been undertaken by an independent consultant, AECOM. The purpose of the SA process is to inform and influence the Neighbourhood Plan-making process with the aim of maximising its contribution to sustainable development.
- 2.1.11 The SA process is being undertaken to meet the requirements of the Strategic Environmental Assessment Regulations.
- 2.1.12 This final submission version of the Oakley and Deane Neighbourhood Plan is accompanied by an SA Report, which considers the sustainability performance of the current plan and reasonable alternatives in conjunction with a range of sustainability issues. These issues include: biodiversity; climate change; historic environment and landscape; land, soil and water resources; population and community; health and wellbeing; transportation; and economy and enterprise. Recommendations previously made through the SA process have been incorporated in this version of the Neighbourhood Plan.

## 2.2 Community Engagement

The community engagement plan fell into two categories: the first category being one of keeping the community informed of any news associated with developments in the Parish and the progress of the Neighbourhood Plan. The second category was acquiring views of the community on the Key Issues associated with development.

### 2.2.1 *Informing the Community*

The primary method of informing the community of development-related news was through Link: The Oakley, Deane, Newfound, Malshanger and Wootton St. Lawrence Community Magazine, in which articles have been published on a monthly basis. Newsletters have also been delivered to all the dwellings in the Parish to inform people of the Consultation activity. In addition, the Spotted Oakley Facebook page has been used to announce any public meetings. This has been supplemented by emailing Village groups, by using the Oakley Community Association weekly email newsletters, and through the biannual Parish Newsletter. Examples of these can be found in the evidence base (see Section 2.3).

### 2.2.2 *Public Meetings*

For each of the Consultations, venues in the community were used by the Group to provide information relevant to the Consultation and to allow the community to ask questions:

- a. The first Consultation in January 2014 was supported by meetings at public houses in the Parish (the Barley Mow in Oakley and The Fox in Newfound), as well as two meetings in Jolly Olly's coffee shop in the centre of Oakley. These were all well attended and generated a lot of interest in the Neighbourhood Plan, prompting people to participate in the consultations.
- b. The Group received feedback from the community on the public meetings in January 2014, and a suggestion was made to have a larger room and a more formal presentation for the second Consultation in April 2014. This suggestion was followed, and the Oakley Junior School Hall was used for two meetings in April 2014. There was a near capacity attendance at both meetings (circa 150 people).
- c. For the third Consultation in September 2014 (which took the form of a vote on site options), information was made available through Link and a Parish-wide leaflet drop. Additional information was displayed in the voting venues throughout the day with members of the Group available in the venues to answer any questions.

### 2.2.3 *Documentation on the web*

The Presentations, Question and Answer notes from the public meetings, information packs from the Developers, and the reports following each of the Consultations were made publicly available through a link on the Parish Council website. This material is all available in the evidence base (see Section 2.3).

## 2.3 Evidence Base

- 2.3.1 The Group represents the voice of the community. The Evidence Base demonstrates the ways that the community has been informed. In addition, it collates the material that has been gathered throughout the exercise, primarily through Consultations and site surveys.

- 2.3.2 This Plan is supported by an Evidence Base of documentation, the details of which can be seen in Appendix D. It can be accessed through <http://www.oakleydeane-pc.gov.uk/Oakley-Deane-Parish-Council/Default.aspx>. The documentation is summarised as follows:
- a. Consultations:
    - First Consultation in January 2014:
    - Second Consultation in April 2014:
    - Third Consultation in September 2014:
  - b. Site Assessment:
    - Copies of the 21 site assessments conducted by the Group and,
    - Summary of Site Assessments
  - c. Sustainability Appraisal.
  - d. Other Supporting Material
    - Report detailing allocation of dwellings to sites
    - Census information
    - Draft Projects list – wish list of projects identified through Neighbourhood planning consultations
    - Oakley Village Design Statement
    - Woodcote Neighbourhood Plan



## Section 3:

# VISION, GOALS AND OBJECTIVES

At the first meeting in September 2013, a vision was agreed for the Group:

- a. To create a plan to meet the allocated development, which will maintain the character of Oakley as a village and respect the views and needs of the community which has been subsequently supported through community Consultations.
- b. The Group is aware that, at the time of writing the Neighbourhood Plan, the B&DBC emerging Local Plan has not been adopted and there is the possibility that there could be changes to the emerging Local Plan that may affect the Neighbourhood Plan. The allocated numbers of dwellings to potential sites have been based on the figure of approximately 150 new dwellings as set out in the emerging Local Plan at present. Since the third Consultation, a planning application has been approved for 9 dwellings at Leamington Court (14/01157/FUL), which is within the Neighbourhood Area. This Neighbourhood Plan allocates the full 150 dwellings to other sites, the Leamington Court housing providing a contingency against any increase in the 150 allocation.

### 3.1 Goals

- 3.1.1 **The Group's goals were established using the combination of the results from the first and second Consultations conducted in January 2014 and April 2014 respectively. The first Consultation identified the Key Issues that need addressing, while the second Consultation helped the Group to understand how the community would like these issues to be addressed as well as their relative priority.**
- 3.1.2 The goals of the Group fell into two categories. The first category was addressed by creating planning Policies to specify criteria that should be followed when assessing developments. The second category was created by establishing a set of wishes from the community. The Parish Council maintains an ongoing list of Projects which it plans to implement in the Parish over time as funds become available either through qualifying grants or from the annual Precept. (A Parish Council gets its funding by receiving a small amount of the local Council Tax. This is referred to as a The Parish Precept.) As a result of the Consultation exercises which formed part of the Neighbourhood Plan process, further Project ideas which are not currently included on the Parish Council list were brought forward and these will now be added to the Parish Council Projects list. The combined Project list will be prioritised and the Projects will be funded as Community Infrastructure Levy and S106 funds are released as the development defined in this Neighbourhood Plan proceeds. The list of further Projects forms part of the supporting material in the evidence base - document M4.

3.1.3 The Group's goals have been defined as follows:

Topic	Goal
Housing	<ul style="list-style-type: none"> <li>G1 - To create a plan that will achieve the allocated number of dwellings over the Plan period</li> <li>G2 - To ensure development in accordance to the wishes of the community</li> <li>G3 - To create the right mix of housing types and style to meet the needs of the community</li> <li>G4 - To have the right mix of affordable dwellings, with some priority given to local people</li> </ul>
Allotments	G5 - To encourage the provision of new sites for allotments
Healthcare	G6 - To improve the healthcare services for the Community
Green Spaces	G7 - To safeguard and improve the provision of accessible natural green spaces and maintain settlement separation
Play Areas	G8 - To ensure that adequate play areas are made available with new developments
Traffic	G9 - To avoid further congestion and improve traffic management both inside and at points of entry to, and exit from, Oakley Village
Employment	G10 - To encourage provision of local employment



## 3.2 Objectives

The set of objectives in this section have been derived primarily from the second Consultation conducted in April 2014. This table refers to the Policy and/or reference to Projects (as described earlier in this section) that is relevant. Where there is a reference to evidence, C1, C2 and C3 refer to the first, second and third community Consultations in January, April and September of 2014 respectively.

Goal	Objective	Policy	Evidence
<i>G1 - To create a Plan that will achieve the allocated number of dwellings over the Plan period.</i>	Ob1 - The total number of dwellings built during the Plan period should be approximately 150. Ob2 - The dwellings built during the Plan period should maintain the character of the Villages and managed so that transport, community and other infrastructure meet the changes in demand	Policy 1  Policy 4, 5, 9, 10, 11, 12, 13, 17, 18	C2 Question 1
<i>G2 - To allocate the number of dwellings identified by B&amp;DBC's emerging Local Plan 2011-2029, according to the wishes of the community.</i>	Ob3 – Create a multi-site solution which is deliverable. Ob4 - To ensure that traffic growth in residential areas, as a result of development, is of an acceptable level.	Policies 1, 4  Policy 5, 18	C2 Question 17 and C3, Questions A and B, C1 key Issues 6 and 7
<i>G3 - To create the right mix of housing types and styles to meet the needs of the community.</i>	Ob5 - The housing type within each development should match the demands of the local community, with particular emphasis on starter properties and dwellings suitable for the older members of the community to downsize into should they wish to.	Policy 2 Policy 3 Policy 6	C1 Key Issue 2, C2 Questions 2 and 3
<i>G4 - To have the right mix of affordable dwellings, with some priority given to local people.</i>	Ob6 - Priority for affordable housing should be given to local people.	Policy 2	C1 Key Issue 1
<i>G5 - To encourage the provision of new sites for allotments.</i>	Ob7 - Any new development should make provision for allotments either within the development area or provide funding to secure allotments within a reasonable distance of the development.	Policy 7, 8	C1 Key Issue 3, C2 Questions 6 and 7
<i>G6 - To improve the healthcare services for the community.</i>	Ob8 - Healthcare services should be available within the Parish to a high standard and without the need to travel to the Overton surgery.	Project – see section 3.1.2	C1 Key issue 4, C2 Question 8
<i>G7 - To safeguard and improve the provision of accessible natural green space within the Neighbourhood Area and maintain settlement separation</i>	Ob9 - There should be a settlement separation between Oakley and Basingstoke as provided by the Basingstoke-Oakley Strategic Gap and by the Green Gap <sup>1</sup> within it immediately east of the Village, to maintain Oakley as an individual and independent rural settlement through the period of this Plan. Ob10 - The Parish must protect its existing green infrastructure. The Parish should enhance its green infrastructure by Projects such as the introduction of additional accessible natural green space, woodland and footpaths/ cycleways which should offer green corridors for wildlife.	Policy 11  Policies 9, 10, 11, 12, 13, 14	C1 Site Location section  C1 Key Issue 5, C2 Question 9
<i>G8 - To ensure that adequate play areas are made available with new developments.</i>	Ob11 - Any new development should only take place where adequate play space provision is made available either within the new development or within a safe walking distance from the new development.	Emerging Local Plan Appendix D	C1 Key issue 8, C2 Questions 10 and 11
<i>G9 - To avoid further congestion and improve traffic and safety management both inside the Village and at points of entry and exit from the Village.</i>	Ob12 - Improvements to traffic and safety management within Oakley Village and at points of entry and exit to the Village should be strongly encouraged. Ob13 - Schemes for reducing congestion in the centre of the Village, by the school entrance and near to the shops in the Vale, should be encouraged.	Policy 5, 18  Project – see section 3.1.2	C1 Key Issues 6 and 7, C2 Questions 12, 13 and 14
<i>G10 - To encourage provision of local employment opportunities.</i>	Ob14 - Sites providing local employment should be retained, and where appropriate further provision encouraged	Policy 15, 16	C2 Question 5

<sup>1</sup>This is identified on Map 5 in Appendix A

# Section 4: THE PARISH OF OAKLEY AND DEANE

## 4.1 The Neighbourhood Area

Section 1.3 describes the Neighbourhood Area as the whole of the Parish of Oakley and Deane, and the wishes of the people who live and work in the Neighbourhood Area provide the essential content to the Oakley and Deane Neighbourhood Plan. This section of the Plan provides a brief overview of the Neighbourhood Area, its location, surroundings, size, housing, heritage and a summary of what residents think about life therein.

### 4.1.1. Location

The Neighbourhood Area comprises the large village of Oakley (formerly Church Oakley and East Oakley), the much smaller one of Deane, as well as the settlements of Newfound and Malshanger. Mainly arable farmland and pockets of ancient woodland surround all of these areas. The Neighbourhood Area adjoins the boundary of Basingstoke Town to the east, along the line of the old Roman road that is now a public right of way and a permissive cycle path.

### 4.1.2 Landscape

Oakley is approximately 100 metres above sea level on undulating ground composed of chalk with flint capped with clay whilst Deane borders on the North Wessex Downs Area of Outstanding Natural Beauty. The name 'Oakley' derives from the Old English 'Achleach' or Oak Wood. The oak woods on Manydown to the east of Oakley are remnants of 'Singet's Wood' which once extended from Oakley to Basingstoke. The Victoria County History of Hampshire (1911) recounts that the oak woods of Manydown were always valuable and extensive. Ninety-one cart-loads of oak timber were sent from Manydown to Bishop William of Wykeham in 1392 to build the roof of the nave of Winchester Cathedral.

### 4.1.3 Heritage

There are 17 listed buildings in the Church Oakley Conservation Area, which is part of Oakley Village, and many other buildings in the Village are on the B&DBC's List of Buildings of Architectural or Historic Interest. Virtually the whole of the Village of Deane is within a Conservation Area with 4 listed buildings on the Statutory List. The grounds of Oakley Hall, lying between the Villages of Oakley and Deane and currently used as a hotel and conference centre, have been identified as an English Heritage Countryside Heritage Site. In the farmland around the Neighbourhood Area there are numerous archaeological sites, including bowl-barrows and crop and soil marks. (See Maps 2 and 3)

### 4.1.4 Connections

- 4.1.4.1. The Parish of Oakley and Deane is 4 miles west of Basingstoke, which has very good connections to London, Salisbury, Winchester, Southampton and Reading by road and rail. There is also a railway station at Overton, a further 3 miles to the west of the Villages on the Salisbury/Exeter line. Oakley station was closed in the 1960s

4.1.4.2 Hourly bus services link Oakley to Basingstoke and Winchester, and the northern part of the Village also benefits from an additional hourly service that runs between Andover and Basingstoke via Deane.

#### 4.1.5 Population

The population of the Village of Oakley expanded rapidly during the 1960s and 1970s. The most recent recorded population is 5,086<sup>1</sup> compared to 5,322<sup>2</sup> in 2001. Many people with young families moved to Oakley during the time of its expansion and have stayed, but the population is ageing and the community has identified the need for smaller dwellings for the older residents to downsize into should they wish to do so. The village of Deane has changed little over this period and has a population of 202.

#### 4.1.6 Natural Environment

The Neighbourhood Area has no watercourses running through it, although the source of the River Test lies normally just to the west of Oakley. During long periods of extreme rainfall, its springs rise further east near Ivy Down Lane causing flooding across the B3400 just east of Oakley Hall, which then flows through Deane causing major access problems.

#### 4.1.7 Housing

There are approximately 2,280<sup>3</sup> dwellings within the Parish of Oakley and Deane, of which 84% are owner-occupied compared to 63% nationally<sup>4</sup>. Over 40% of these dwellings are four-bedroom houses, which is more than twice the national average<sup>5</sup>.

## 4.2 Living in the Neighbourhood Area

The 2011 Parish Community Plan noted that the residents enjoy their rural village status, and the continued settlement separation from Basingstoke. There is a strong sense of community in the Parish and there is an active Community Association, formed following the publication of the Community Plan, which now organises many annual events. The Parish of Oakley and Deane is considered a relatively safe and peaceful environment with low crime rates.

1. 2011 National Census Figure
2. 2001 National Census Figure
3. B&DBC "Fact Pack" on Oakley and Deane 2010
4. 2011 National Census Figure
5. 2011 National Census Figure



### 4.3 Community and Recreation Facilities

- 4.3.1 The Villages of Oakley and Deane have a large number of community and recreational facilities, details of which can be found on the Oakley and Deane Parish Council website. To summarise, the Parish has:
- 3 churches and 2 burial grounds;
  - 2 nurseries and 2 schools providing primary education; and,
  - 4 Village Halls
- 4.3.2 Oakley and Deane outdoor facilities include:
- Newfound and Peter Houseman football Grounds;
  - Oakley Cricket Club;
  - Oakley Bowling Club;
  - Park Farm Equestrian Centre;
  - Oakley Tennis Club;
  - Beach Park Recreation area; and,
  - 6 play areas.
- 4.3.3 Additional community facilities are provided by two Village ponds. In addition, the rural surroundings are an important leisure asset, and the Parish's setting within its rural location provides many opportunities for walking, cycling, horse riding and other outdoor pursuits. The extensive network of public footpaths in the surrounding countryside is well used, as is the multi-user pathway (for pedestrians and cyclists) from Oakley Village to Kempshott, Basingstoke. The Wayfarers Walk, which is part of the national footpath network, also runs through the Neighbourhood Area and passes through Deane.
- 4.3.4 In addition, there are numerous small businesses (see Appendix C) and sole-traders working from home in Oakley and Deane.

### 4.4 Heath and Health Care

- 4.4.1 Residents in Oakley and Deane enjoy better health than the average across the country despite the proportion of residents over sixty-five years of age being significantly higher than in the rest of the country (see Appendix D). The Oakley and Overton Partnership has a surgery in Oakley that provides a valued service to patients from the Village. However, a major concern within the community is that the facilities are not being used to their full potential and therefore some appointments with the doctors and nurses have to be taken in Overton where the Partnership is also located. In addition, certain clinics are only held in Overton.
- 4.4.2 Improvement in the service in Oakley is largely out of the hands of the public authorities. It has been suggested, as a Project, that the Parish Council should work with the Partners of the Oakley and Overton Partnership to secure sufficient services at the Oakley Surgery to avoid Oakley and Deane residents travelling to Overton (see M4 - Projects identified through Neighbourhood Planning Consultation document in the Evidence Base).
- 4.4.3 There is no optician or National Health Service dentist in the Parish and villagers mainly travel to Basingstoke for these services. There is a private dentist within Oakley.

## 4.5 Communications Infrastructure

The Village of Oakley is extremely fortunate in that it was one of the first villages in Hampshire to benefit from the upgrading of its Broadband service, as part of a Government and County Council initiative to improve computer access to the larger rural settlements. The majority of properties in Oakley were connected to high-speed broadband in autumn 2013. Unfortunately this upgrade did not spread as far as Deane and connection of the properties to the north of the B3400 (which includes the majority of Deane) cannot be achieved economically at this point in time.

## 4.6 Shopping

- 4.6.1 In the expansion of Oakley in the 1960s, a parade of retail shops in Meon Road was added to those in The Vale. These, however, are a distance from the main parade of shops at the corner of Oakley Lane and The Vale, which now include the One Stop convenience store.
- 4.6.2 In addition to shops, there are a number of units within the Village which are used for business, education or trade, as detailed in Appendix C.
- 4.6.3 The former public house at Deane has been sold and a planning application for an extension and its change of use to a restaurant is pending.

## 4.7 Schools

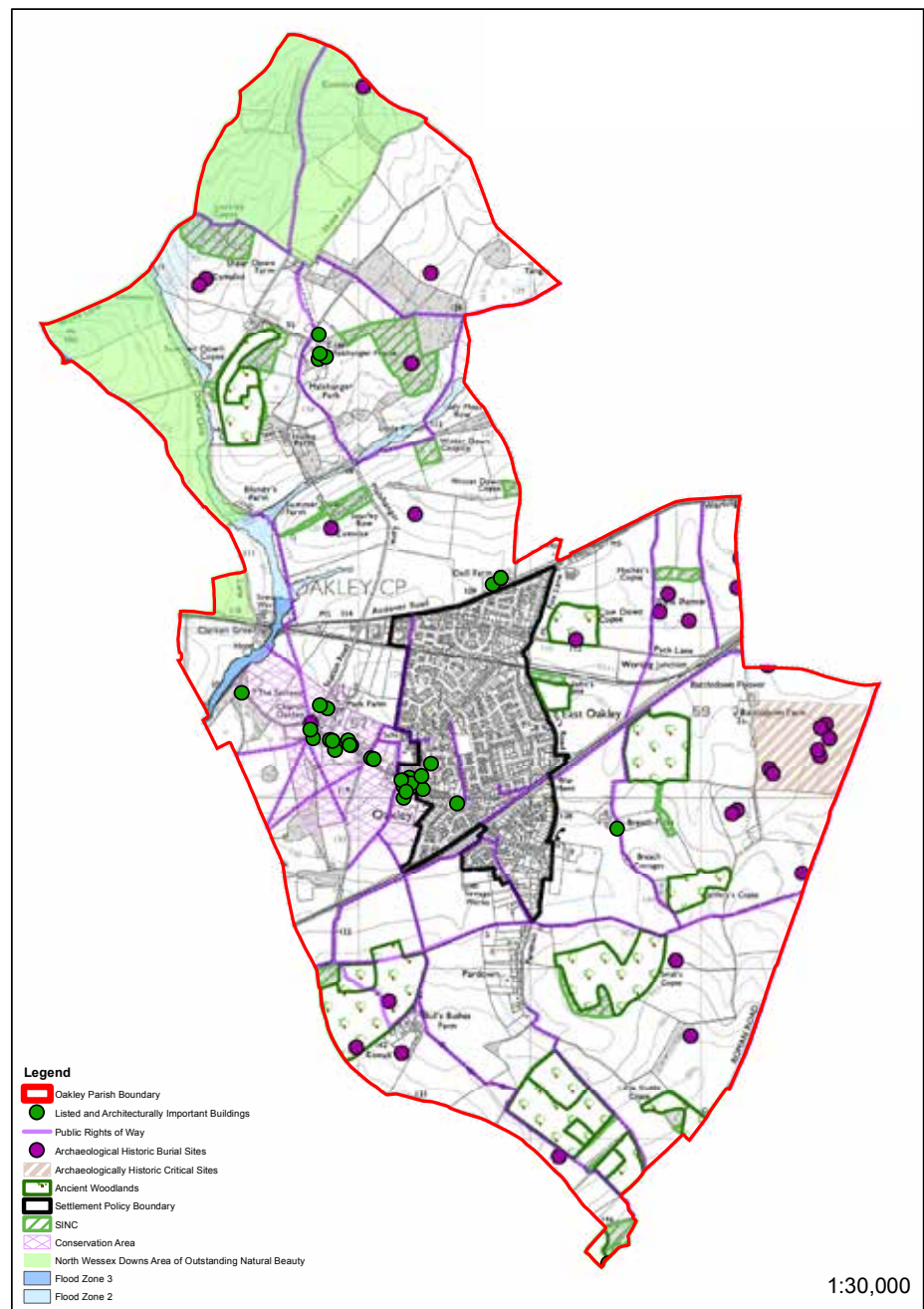
- 4.7.1 Oakley has Infant and Junior Schools which were constructed adjacent to each other during the expansion of Oakley in the 1960s. The schools are very popular and centrally located in Oakley Village, although pupils of secondary age are required to travel out of the Parish to Basingstoke or Whitchurch.
- 4.7.2 The first Consultation established that the capacity of the schools is an important issue when considering any new housing developments. Additional classrooms have been provided at peak periods in the past using 'portacabins' on the playgrounds. The school grounds and the adjacent green space have not been considered as suitable for any housing development in order to retain this land for any expansion of the schools in the future.



## 4.8 Community Facilities

There are four community halls in the Parish, all of them being relatively small, namely: the St. Leonard's Centre (a former village school); the Andover Road Hall on Station Road (known as the Oakley Village Hall); the East Oakley Hall (the 'green hut' on Hill Road); and St. John's Centre in St John's Road. The Oakley Junior School Hall can also be used for community events. Proposals for a large community hall close to St. John's Church (recently demolished) were put forward by the Church of England some years ago, but these met with opposition and the proposals were withdrawn. The first Consultation established that there is only minority support for a larger community meeting facility in a more central location, and this was not made a Key Issue for the second Consultation. Improvements to the facilities in some of the community halls are desirable.

Map 2: Oakley Parish Constraints Map



# Section 5: HOUSING POLICIES

## 5.1 Background

- 5.1.1 The Parish of Oakley and Deane comprises approximately 2,280 dwellings as at June 2014. With the exception of scattered residential development, primarily at Deane, Newfound, Rectory Road and Pardown, the overwhelming majority of the existing residential development is concentrated within the Oakley Settlement Policy Boundary, historically defined in the Borough Council adopted Local Plan. The majority of housing stock within Oakley has been built post-Second World War. According to the 2011 National Census, Oakley has 84.4% owner-occupied properties (compared to 63.3% nationally) with 40.4% four-bedroom houses, over twice the national average (18.9%). In the past decade, infill development on 'brownfield' sites has taken place, and the potential for residential development sites within the Oakley Settlement Policy Boundary has all but been exhausted (see Map 2). The Oakley Settlement Policy Boundary has been extended to include the built area of the proposed developments (other than that at Oakley Hall and Andover Road) allocated in Policy 4 and defined in Appendix C.
- 5.1.2 Oakley continues to prove a popular and desirable village in which to live. The Village has an increasingly aging population as the National Census figures from 2001 (5,322) and 2011 (5,086) demonstrate. This leads to more single, elderly people living in family homes. In turn, this reduces the availability of family homes for young people, making it increasingly difficult for young families to afford housing in the Village, with younger village residents needing to move elsewhere. There is a clear shortfall, as shown from the Neighbourhood Plan Consultations, of smaller 2-3 bedroom properties and of suitable housing to enable older occupants of the Village who wish to downsize, to do so. The emerging B&DBC Local Plan 2011-2029 states there are 425 in housing need within the Parishes of Oakley and North Waltham. It is this identified housing need that forms the basis of this Neighbourhood Plan housing strategy.

## 5.2 Housing Strategy

The housing strategy is directed towards improving the sustainability of Oakley and Deane as demographically mixed and balanced communities. It therefore targets:

- A high priority for smaller dwellings to address the imbalances identified in the community Consultations, including:
  - starter and smaller dwellings for private purchase;
  - affordable housing for rent or shared ownership; and,
  - smaller dwellings for residents to downsize.

- A low priority for larger dwellings, although it is accepted that a small number of larger houses may be necessary in order to secure a sustainable development to satisfy the need for an economically viable proposition for Developers. Nonetheless, a balance of housing types is needed to ensure that 40% of affordable housing can be achieved. The sustainability and balance of the community is threatened because young people brought up in the Parish are often forced to move away, as the Parish is unable to meet their housing needs in the open market. Starter properties and family dwellings with adequate gardens or shared green space are priorities for a community that needs to retain its young families.

### 5.3 Housing Numbers, Mix and Tenancy

The goals and objectives of the Neighbourhood Plan can be realised by Policies that:

- Conform to and develop the relevant policies in the emerging B&DBC Local Plan 2011-2029; and,
- Address the particular sustainability or any other requirements that arise.

#### Policy 1 – New Housing Development Volume

The Neighbourhood Plan allocates land for approximately 150 dwellings in the Neighbourhood Area during the period between 2011 and 2029. The sites that will deliver these dwellings are identified below in Section 6, Policy 5 and the areas for development are shown indicatively in Appendix C.

##### 5.3.1 *The Number of New Dwellings*

- 5.3.1.1 A large majority of residents do not wish to see major new housing developments in the Parish that would lead to a significant change in the rural character of the Village.
- 5.3.1.2 The emerging B&DBC Local Plan 2011-2029 Policy SS5 (Neighbourhood Planning) proposes that approximately 150 dwellings be built in the Parish in and around the Oakley Settlement Policy Boundary within the life of the emerging Local Plan (2011-2029). Oakley Village is one of five larger villages and towns that have been identified as the most sustainable outside Basingstoke, where additional housing targets have actually been specified in the emerging Local Plan. This figure of 150 does not include small residential developments of less than 10 units (a net gain of 9 or less) within the Oakley Settlement Policy Boundary (see Map 3), as they do not qualify towards the target outlined in the emerging Local Plan.

##### 5.3.2 *Tenancy Mix*

- 5.3.2.1 Proposals for development will need to consider local housing need, and should provide a tenure mix of 40% of affordable dwellings conforming to Policy CN1 in the emerging Local Plan. In addition, the emerging Local Plan requires that the tenure split within that figure of 40% should be 70% rented and 30% intermediate (shared-ownership) to ensure that local households in need are able to access housing in Oakley.
- 5.3.2.2 The Neighbourhood Plan supports the development of affordable housing for rent, shared-ownership and sale to local people. Residents have consistently expressed an overwhelming desire that affordable housing should meet the needs of local people with strong local connections to the Parish, as evidenced by the first Consultation conducted by the Group.

5.3.2.3 The Neighbourhood Plan delivers the requirement for affordable housing while maintaining the flexibility necessary to meet the specific local requirements within the proposed housing developments. It is expected that planning conditions/agreements will be used to secure the policy expectation that those with local connections are given priority.

## 5.4 Affordable Dwellings for Local People

5.4.1 Affordable dwellings, comprising social, rented and intermediate housing (shared ownership), should be provided to eligible households whose needs are not met by the open market. In Oakley & North Waltham Parishes there is an identified need for 425 persons (see para 5.1). However this figure only reflects those persons on the housing register not resident in Oakley and North Waltham who wish to be housed there. In July 2013 the Housing Department of Basingstoke & Deane extracted a precise figure for Oakley Parish which revealed 92 persons on the housing register 79 of whom were in General Need with 13 transfer applications. If 40% affordable houses are allocated as part of the Neighbourhood Plan then 60 affordable houses will be allocated in the Plan period, or 4 per annum over the remaining 15 years of the Plan period.

5.4.2 Oakley currently has approximately 2,280 houses, of which 84.4% are owner occupied leaving 15.6% or 356 dwellings in the rented sector. Local housing need (currently 92 persons) can only be satisfied by turnover from the existing rented sector and by the additional 4 units per annum becoming available as part of the affordable housing allocated under the Neighbourhood Plan. It seems clear that demand for affordable housing in Oakley and Deane will far outweigh the supply of units becoming available over the next 15 years. There is an argument that even if all the affordable houses to be built in the Plan period were allocated to persons with a local connection, demand would still exceed supply (as identified above). However, such a policy would be too prescriptive and for this reason the figure adopted should be reduced to a minimum of 50%.

## Policy 2 – Allocation of Affordable Housing

This policy applies to all houses built during the Plan period in the Neighbourhood Area, but excluding those associated with the Manydown strategic site. At least 50% of the first occupancy of new affordable houses shall be allocated based on a local connection, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be the first to be offered the tenancy or shared ownership of the dwelling. A strong local connection means an applicant(s) who:

- i) has lived in the Parish in 5 of the last 8 years and currently resides there
- ii) is not ordinarily resident in the Parish, but has lived in the parish for 5 years or more and whose parents and children are currently living in the Parish and have at least 10 years continuous occupation
- iii) through their work provides important services to the Parish and who need to live closer to the community or has employment or the offer of employment within the Parish.

## 5.5 New Dwelling Type and Size

5.5.1 Oakley and Deane have over twice the percentage of detached houses compared to the national average, and less than half the national average of the share of terraced dwellings (10.2% against 24.5 %)<sup>6</sup>.

- 5.5.2 Consequently it is desirable to:
- Provide more relatively affordable open market dwellings;
  - Reflect the wishes of over 87% of residents for sheltered housing, starter dwellings (1/2 bedroom terraced houses, 2/3 bedroom semi-detached housing/ bungalows (Question 2 of the Second Consultation); and,
  - Comply with the policy of the emerging Local Plan to deliver a wide choice of dwellings and meet a variety of needs.
- 5.5.3 Overall, the Neighbourhood Plan should deliver the requirement for affordable housing while maintaining the flexibility needed to meet the specific requirements within any housing developments.
- 5.5.4 Consequently, it is desirable to:
- Reflect the response to Question 2 of the second Consultation, which showed a large majority of residents being in favour of 1-2 bedroom starter dwellings, 2-3 bedroom terraced, and semi-detached houses, with sheltered housing and bungalows being also very popular;
  - Redress a housing imbalance where 40% of dwellings have 4 or more bedrooms;
  - Produce smaller, and therefore, more affordable dwellings; and,
  - Provide dwellings for elderly residents wishing to downsize.
- 5.5.5 Such a policy would only marginally affect the imbalance of housing within the Villages by 2029, given the existing stock of detached houses being twice that of the national average, and would bring about only a 1% reduction. A similar policy has been adopted to the Woodcote approved Neighbourhood Plan where this village was confronted with similar concerns raised by the community regarding a shortage of smaller dwellings and an imbalance of housing mix where existing larger detached dwellings represented an unduly high percentage of the existing housing stock. The Woodcote Neighbourhood Plan is included in the Evidence Base (see Appendix D).

### Policy 3 – Mix of Dwellings

When considering proposals for new housing within the Neighbourhood Area, excluding the Manydown site, development preference will be given to schemes that improve the balance of smaller homes in the area. The target for any new development is to have at least 90% of dwellings with less than four bedrooms. Of this 90%, 40 to 50% should have 2 bedrooms or less, with the remainder having 3 bedrooms. This policy shall apply unless viability or other material considerations show a robust justification for a different mix.

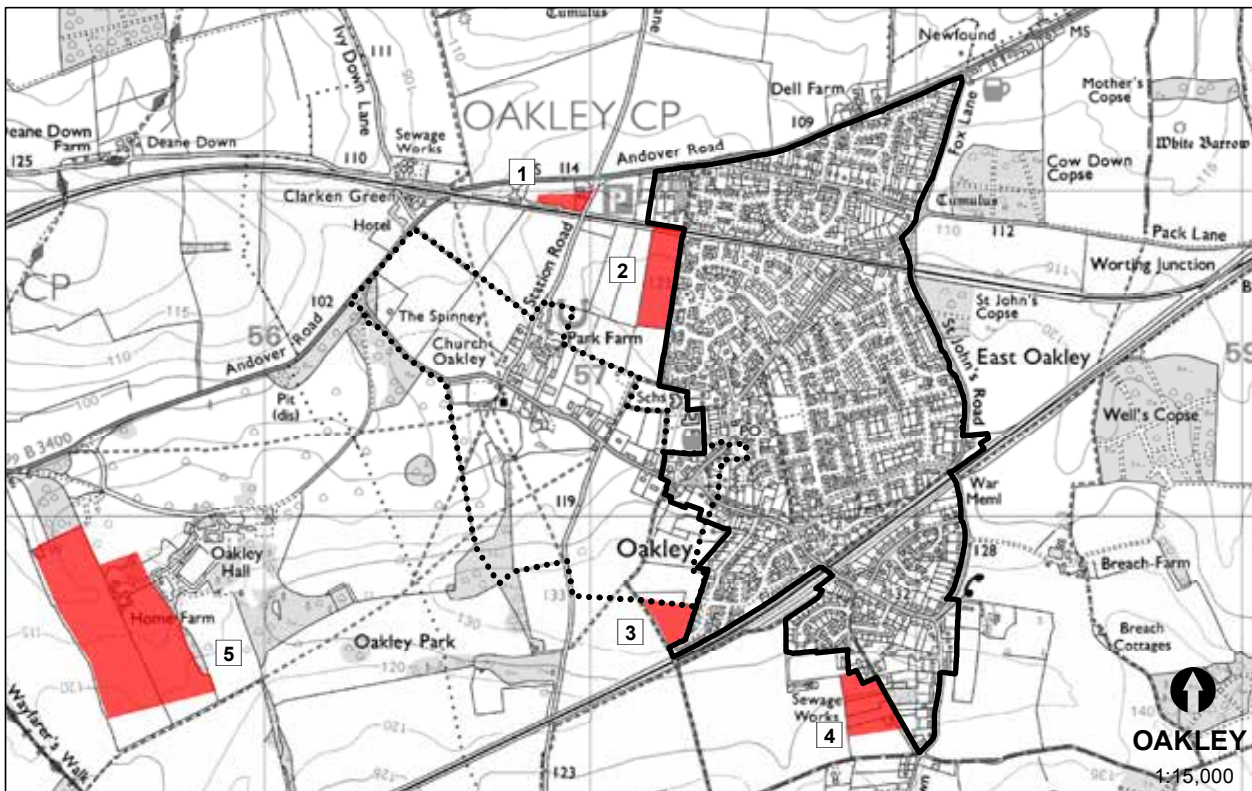
### 5.6 Retirement Housing provision

- 5.6.1 Demographics indicate that there will be an increasing need for housing provision for the elderly within the Parish. Many residents are content to continue into retirement in their current dwellings. Others, however, may seek alternative housing in the Villages, with needs falling into four general categories:
- Dwellings for those who wish to downsize and for surviving partners. The stock of smaller houses has been much reduced over the last thirty years as many houses have been extended. There is a need for two- bedroom, high specification dwellings, mainly single-storey and with modest gardens;

- Single-storey sheltered housing for those capable of independent living with limited support, similar to those that exist in Petersfield, Water Ridges and Sunnymead in Oakley;
- Care home provision for those no longer capable of independent living. Oakley does have a purpose-built care home at Oak Lodge, part of the Oakley Hall complex located about 1 mile west of the Village, which currently caters for up to 60 residents of whom about half are former residents of the Villages, however it is at the top end of the market and does not cater for the less well-off; and,
- The proprietors of Oakley Hall have indicated that their vision is to develop a retirement community of between 120 – 150 dwellings in the vicinity of the existing Oak Lodge Care Home. The community supports the proposal that part of this vision be used to meet the housing allocation for the Neighbourhood Area, as shown in the third Consultation. This will assist in making some existing homes available in Oakley and therefore contributes to meeting the requirement for 150 new dwellings specified in the emerging Local Plan.

### 5.7 Development Sites

Large scale development is not acceptable to the community and any new housing needed in Oakley should accord with its wishes and be delivered through several smaller sites. In the third Consultation, 63% of all respondents expressed the view that the Village’s allocation of 150 dwellings for the Plan period should be spread over multiple sites sites.



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Map 3 - Oakley showing the Settlement Policy Boundary and the Church Oakley Conservation Area. Notes: The bold black line indicates the Settlement Policy Boundary. The bold dotted line indicates the Church Oakley Conservation Area. The sites with allocated development are also shown on the map: 1. Andover Road, 2. Park Farm, 3. Land West of Beech Tree Close, 4. Sainfoin Lane, and 5. Oakley Hall.

# Section 6: HOUSING SITE POLICIES

## 6.1 Site Allocations and Constraints

- 6.1.1 Four sites outside, but adjacent to, the existing Oakley Settlement Policy Boundary could come forward if the development is of an appropriate scale and if the physical constraints could be overcome. A fifth site, Oakley Hall, is to the west of and not adjacent to the existing Settlement Policy Boundary. These sites are described as follows:
- **'Park Farm'** – this is the area of land bounded by the existing Settlement Policy Boundary to the east, Rectory Road to the south, Station Road to the west and the railway line to the north and accessed from Station Road which is just outside the existing Settlement Policy Boundary and partly within the Church Oakley Conservation Area;
  - **'Sainfoin Lane'** – this is a number of land parcels (two of which have been removed when compared to the area shown in the SHLAA) that have been combined to form this site which is to the west of Pardown and accessed through Sainfoin Lane to Hill Road ;
  - **'Land West of Beech Tree Close'** – this is land to the west of Beech Tree Close and Barn Lane and accessed from Beech Tree Close which is outside the existing Settlement Policy Boundary and largely within the Church Oakley Conservation Area;
  - **'Andover Road'** – this is land largely behind the Andover Road Village Hall and bordered to the north by the B3400, to the south by the railway line and accessed from Station Road which is divided into 4 separate parcels and is just outside the existing Settlement Policy Boundary; and,
  - **'Oakley Hall'** – this is land centered around the Oak Lodge Nursing Home which is outside the existing Settlement Policy Boundary.
- 6.1.2 The Group's first Consultation in January 2014 invited landowners and residents to suggest sites that could be considered for development and a total of 21 reasonable alternative sites were appraised by the Group. These were assessed using a methodology provided by Planning Aid. Of these 21 sites, 5 sites are existing recreational areas with the development of these areas likely to lead to the loss of football and cricket pitches and children's play areas or the opportunity to expand the schools; for 4 of the sites it was established that the landowner did not want to include the sites for the purposes of the Neighbourhood Plan; 4 of the sites were deemed to have physical constraints which could not readily be overcome including major access issues; and 3 sites were discounted on the basis of their location within the Strategic Gap designated between Basingstoke and Oakley by the emerging Local Plan.
- 6.1.3 Five sites were considered suitable, which were the sites in the B&DBC Strategic Housing Land availability assessment (SHLAA), subject to the developments being of appropriate scale and of having overcome the physical constraints. The site assessments for all 21 sites are included in the Evidence Base along with a summary of all sites (see Appendix D)

- 6.1.4 The Oakley Hall vision for a retirement village is aimed at a niche market and the Group concluded that the Oakley Hall site by itself would not offer a complete solution to the housing needs of the community based on the first Consultation, as it would not meet the needs of young people and it would not provide a 40% affordable housing element. However, the development for up-market retirement dwellings will meet the requirements of some of those living in the Village, who may move and free-up dwellings within the existing Settlement Policy Boundary.
- 6.1.5 The Group's second Consultation results showed that the residents of the Parish wish to have a multi-site solution to the allocation of dwellings to be built in Oakley as set out in the emerging Local Plan 2011-2029. A multi-site solution will reflect the potential of sites within the SHLAA to provide residential development of appropriate scale, provided the physical constraints are overcome and the environmental impact of any such residential development has been addressed.
- 6.1.6 The Group held a third Consultation in September 2014. The three topics covered were:
- a. Single site versus Multi-site:  
The two possible single sites were deliberately not identified in order to establish a principle. There was a clear majority for a multi-site solution with 63% of those taking part choosing this option.
  - b. Selection of a Multi-site option:  
Six identified options were offered ranging from mixtures of 2 sites, 4 sites or 'a spread over the maximum number of sites possible'. There was a clear majority of residents wanting the development spread over the maximum number of sites possible – of which there are 5 – with 45% of those taking part being in favour of this option and the next highest option being favoured by less than 30% of those taking part.
  - c. Development of Oakley Hall:  
There was a clear majority in favour of supporting 30 dwellings at Oakley Hall which is part of the vision for a retirement village at Oakley Hall, whether it formed one of the options or not, with 88% of those taking part being in favour of this scheme. The full development proposed of 120-150 dwellings in a retirement village adjacent to the Oak Lodge Care Home does not address the housing needs of people in the Neighbourhood Area. , Therefore only a portion of this number will contribute towards the 150 dwellings allocated in the emerging Local Plan. Oakley Hall is on and adjacent to a historic park, which is likely to have special historic landscape qualities. As such any development here should be designed to conserve and enhance such qualities. and suggest that the site specific requirements for Oakley Hall be modified to require an appropriate landscape assessment, and subsequent design.
- 6.1.7 Consideration has therefore been given as to how to implement a deliverable multi-site solution, ensuring that the number of dwellings on any one site should be of appropriate scale for that site. The Group used a combination of the third Consultation voting results, the site areas, and also the likely take-up from villagers over the period of the Plan of dwellings at the Oakley Hall site to arrive at the following allocations, which provides a total of approximately 150 dwellings. This is explained in more detail in in document 'M3 - Allocations of Dwellings. to Sites for the Oakley and Deane Neighbourhood Plan' which is included in the Evidence Base

6.1.8 Discussions have taken place with each of the land owner representatives to ensure that the solution proposed is deliverable. This is documented in the Evidence Base (see Appendix D):

- S20 - Gmail - Beech Tree Illustrative Layout
- S21 - Gmail - Neighbourhood Plan - Andover Road Village Hall Site
- S22 - Gmail - Sainfoin Lane Illustrative Layout Plan
- S23 - Gmail - Wates Developments - Park Farm Oakley

## **Policy 4 – Site Allocations**

- P4.1 To achieve approximately 150 dwellings in the Neighbourhood Area within the Plan period, the following allocation of dwellings to sites shall apply:
- Park Farm –approximately 45
  - Sainfoin Lane –approximately 35
  - Land West of Beech Tree Close –approximately 25
  - Andover Road –approximately 15
  - Oakley Hall –contributing approximately 30
- P4.2 Development in each of the areas should, as far as possible, be contiguous to and well integrated with the existing built development in the Village.
- P4.3 The revised Policy Settlement Boundary is shown in Appendix C. The developments at Park Farm, Sainfoin Lane and Land West of Beech Tree Close shall be within this area. Areas within which development at Andover Road and Oakley Hall shall take place are also shown in Appendix C.

6.1.9 When submitting planning applications for any development in the Neighbourhood Area, careful consideration should be given to infrastructure and the associated constraints.

## **Policy 5 – Constraints Management**

Development proposals will only be permitted if the following can be demonstrated:

- Sufficient sewerage infrastructure to cope with the proposed development;
- Sufficient drainage or storage to handle the runoff generated as a result of the additional impermeable surfaces
- Adequate access that does not significantly increase (by more than around 100%) the volume of traffic in existing residential areas; and,
- Mitigation measures and improvements to local roads and/or bridges are detailed to minimize the impact of the development on the local highway network.

## 6.2 Sustainability Appraisal

The Group commissioned AECOM to perform a Sustainability Appraisal/ Strategic Environmental Assessment of the Neighbourhood Plan.

### 6.2.1 *Sustainability process undertaken to accompany the development of the Neighbourhood Plan*

- 6.2.1.1 To inform and influence the development of the Oakley and Deane Neighbourhood Plan, a Sustainability Appraisal (SA) has been carried out. This has incorporated a Strategic Environmental Assessment (SEA) process as required by the SEA Regulations<sup>7</sup>. The purpose of the SA process is to help the Neighbourhood Plan avoid adverse environmental and socio-economic effects and identify opportunities to improve the environmental quality of Oakley and Deane and the quality of life of residents.
- 6.2.1.2 This current Submission version of the Neighbourhood Plan has been accompanied by an SA Report, which is the third document to be produced as part of the SA process. The initial document prepared for the SA process was the SA Scoping Report (November 2014), which presented the evidence base for the SA, the key issues for the SA to address and an appraisal framework against which the Neighbourhood Plan could be assessed. The second document, the Regulation 14 SA Report, was prepared to accompany consultation on the 'Regulation 14' consultation version of the Neighbourhood Plan (February 2015).
- 6.2.1.3 The current Submission version of the SA Report presents the information required by the SEA Regulations for inclusion in 'Environmental Reports'. In addition to presenting an appraisal of the current version of the Neighbourhood Plan, the SA Report presents an appraisal of 'reasonable alternatives' for the Neighbourhood Plan and describes how the SA process has informed and influenced the development of the Neighbourhood Plan to date.

### 6.2.2 *How has the SA process informed and influenced the development of the Neighbourhood Plan?*

- 6.2.2.1 The SA process has had a close input to plan-making at key stages of the plan-making process. A central element of the SA process is the appraisal of 'reasonable alternatives' for the Neighbourhood Plan. In this context a number of reasonable alternatives have been considered in relation to the scale and location of housing allocations put forward by the Neighbourhood Plan. Through providing a sustainability perspective on different options for delivering the housing numbers set out for the parish by the emerging Basingstoke and Deane Local Plan, the appraisal of these reasonable alternatives has informed the choice of sites to take forward through the Neighbourhood Plan.
- 6.2.2.2 Following the preparation of the Pre-submission (Regulation 14) version of the Neighbourhood Plan in February 2015, the SA team appraised the plan. The findings of the appraisal were then presented in the SA Report which accompanied the Pre-submission Neighbourhood Plan for consultation. A range of comments were received on the Pre-submission Neighbourhood Plan and accompanying SA Report, which were then considered during the finalisation of the Submission version of the plan. As such the SA Report which accompanied Pre-submission Neighbourhood Plan provided an opportunity for consultees to consider the relative sustainability merits of the preferred approach to the plan, and reasonable alternatives.

6.2.2.3 Following Regulation 14 consultation, a number of changes were made to the Neighbourhood Plan. These changes were then appraised through the SA. The findings of this appraisal have been presented, with the other information required by the SEA Regulations, in the latest version of the SA Report accompanying this Submission Neighbourhood Development Plan.

### 6.3 Site Specific Considerations

This section provides further details for each of the sites where development will be considered.

## Policy 6 – Site Specific Requirements

### P6.1 Andover Road

Development proposals will be permitted if:

- a) The development is in the areas known as the Paddocks and the Caretaker's cottage as shown in Appendix C; and,
- b) The Malshanger Estate has confirmed its intention to provide community benefit from this development. Such benefits will be agreed between the Land owner and the Parish Council when the planning application is submitted. The land owner has confirmed that this will be in addition to any benefits required under CIL or section 106.

*(See S21 - Gmail - Neighbourhood Plan - Andover Road Village Hall Site in the Evidence Base)*

### P6.2 Park Farm

Development proposals will be permitted if:

- a) Pedestrian access is provided through the Highland Drive estate;
- b) The development is within the new Oakley Settlement Policy shown in Appendix C;
- c) There is direct access to public footpath 9 from the new development to enable easy walking to the school and,
- d) In accordance with information provided by the land owner the following benefits are being to be provided in addition to any formula funding arising from either CIL or S106 contributions:
  - Upgrading of public footpath 9 to the schools; and,
  - Provision of allotments adjacent to the developed area.

*(see S23 - Gmail - Wates Developments - Park Farm Oakley in Evidence Base)*

### P6.3 Land West of Beech Tree Close

Development proposals will be permitted if:

- a) Additional pedestrian access is via a new footpath along the western edge of the existing tree belt behind the rear gardens of Beech Tree Close and Barn Lane and through the field access adjacent to the White Cottage on Barn Lane; and,
- b) The development is within the new Oakley Settlement Policy Boundary shown in Appendix C;

### P6.4 Sainfoin Lane

Development proposals will be permitted if:

- a) The development is within the new Oakley Settlement Policy Boundary shown in Appendix C;
- b) At least 40% of the dwellings are sheltered accommodation for the elderly in the form of bungalows; and,
- c) In accordance with information provided by the land owner the following benefits are being to be provided in addition to any formula funding arising from either CIL or S106 contributions:
  - Provision of green space within the development located, indicatively as shown in the information provided by the land owner

*(See S22 - Gmail - Sainfoin Lane Illustrative Layout Plan in the Evidence Base).*

### P6.5 Oakley Hall

This Plan notes that the full vision for this site is for the development of a retirement village of around 120-150 dwellings around the Oak Lodge Nursing Home. This Plan includes approximately 30 dwellings out of the total vision, representing the number that satisfies the anticipated demand within the Neighbourhood Area over the Plan period.

- a) The new development at Oakley Hall should seek to ensure that the River Test SSSI is not harmed by the proposals. This recognises the presence of parts of the site within the Impact Risk Zone for the SSSI.
- b) In recognition of the site being on and adjacent to an historic park, appropriate landscape assessment and subsequent design shall be undertaken

Should the 30 dwellings within this Plan form part of a larger submission to the Borough for the full vision of 120-150 dwellings then the the landowner has indicated<sup>1</sup> that the following community benefits shall be provided in addition to any formula funding arising from either CIL or S106 contributions :

- Improvements to the footpath network within the Oakley Hall Estate and to pedestrian access within Oakley Village
- Contributions to improvements to the existing village/community hall provision within Oakley Village
- An Employment, Skills and Training Plan to provide employment and training opportunities as part of the proposed development
- The retirement village shall provide facilities including a medical room and a clubhouse to serve the development (which may be provided in tandem with a spa/gym to serve the Hotel), a shop to meet the day to day needs of residents
- The retirement village shall include a range of well-designed open spaces and landscaped areas

A function/events space shall be provided at Oakley Hall to serve the existing Hotel in order to help maintain the availability of employment opportunities.

1. The Landowner submission to the regulation 14 Neighbourhood Plan publication

## 6.4 Contingency Planning

Should a single site fail to deliver the number of dwellings indicated in this section 6, the dwellings allocated for that site can be accommodated on other allocated sites within the plan subject to further changes to the Settlement Policy Boundary. A series of site failure scenarios are analysed in the Sustainability Assessment to demonstrate that this plan is robust, even when a single site development becomes unfeasible. In this analysis no additional dwellings are allocated to the Oakley Hall or the Andover Road sites in any failure scenario.



# Section 7: COMMUNITY POLICIES

## 7.1 Allotments

- 7.1.1 The allotments in Oakley (of which 38 are large plots and 17 are smaller plots) are allocated by the Parish Council. These are located behind the Andover Road Hall, close to the B3400, on land leased from the Malshanger Estate and they are accessed from Station Road. There is a continual waiting list for these allotments, with an average waiting time of 5 years. It is Parish Council policy that any proposed development of the current allotment site will only be considered after one or more alternative site(s) have been identified and agreed by the Parish Council in consultation with the Oakley Allotment Keepers, and after the new allotments have been provided and prepared by the owners of the current site. The first Consultation established that there should be provision of sufficient allotments to meet a growing demand (Key Issue 3), and that the provision of land for allotments should also form part of any proposals for new developments elsewhere. This Section recognises the Borough Council's adopted green space standards in Appendix 4 of the Submission Local Plan.

### Policy 7 – Protection of Existing Allotments

Proposals that result in loss of or harm to the existing allotments within the Parish will not be permitted unless replacement allotments are provided of at least equivalent quality and at a location that is convenient both for villagers and existing allotment holders, as agreed by the Parish Council.

- 7.1.2 The response to the second Consultation indicates that, although sufficiency of allotments is not a concern for a majority of respondents (Question 4), there are not enough allotments at present in the Village (Question 6) and that there is a preference that any new allotments should be located in multiple areas (Question 7). The possibility of establishing more allotments on other sites in the Parish should be considered in accordance with the Borough Council's adopted green space standards for new allotments. The provision of new allotments as part of developers' proposals will be looked on favourably.

### Policy 8 – New Allotments

The provision of new allotments within any new development is encouraged.

## 7.2 Play Areas

The first Consultation established that play areas are a Key Issue (Key Issue 8). Villagers believe that any new housing development should either provide a new play-park of reasonable size to contain play equipment and kick-about space for ball games, or enhance the existing play-parks within a safe walking distance of the development (Question 10 and Question 11).. The Borough Council's adopted standards as in Appendix 4 of the emerging Local Plan shall apply to all developments in the Neighbourhood Area.

## Section 8:

# PROTECTION AND ENHANCEMENT OF THE ENVIRONMENT

The policies for Protection of the Environment will aid the objective of protecting and enhancing the green infrastructure of the Parish.

### 8.1 Rural Setting

The Oakley Village Design Statement (2004) describes Oakley as nestling between the chalk hills of the North Hampshire Downs on the watershed of the River Test (to the west) and the River Loddon (which rises in Basingstoke to the east). Deane, Malshanger, Church Oakley (around St Leonard's church), East Oakley (around the Village pond) and Newfound (astride the B3400) were once separate communities with small populations. Rapid expansion of Oakley occurred from the 1960s to the 1980s and it is now one of the largest villages in Hampshire but Oakley has managed to retain the spirit and setting of a rural village. To the east, Oakley is bordered by Manydown which lies partly within the Parish of Oakley and Deane. The Manydown land has been jointly leased for 999 years by B&DBC and Hampshire County Council (HCC) from the Manydown Trust to 'Promote the use of Manydown land to deliver much needed high quality homes and facilitate wider borough benefit, which protects local communities' and to 'secure the proper planning of the area in which it is situated'. Manydown has been allocated 3,400 dwellings sited north of Pack Lane in Policy SS3.10 of the emerging Local Plan (see Map 1).

### 8.2 Settlement Separation

- 8.2.1 The emerging Local Plan states that a clear separation between settlements helps maintain a sense of place for residents of each of the settlements on either side of the gap between them. A traveller should have a clear sense of having left one settlement, of having travelled through an undeveloped area, and of having then entered another settlement when travelling between these settlements. The generally open and undeveloped nature of the gap between them should be protected in order to prevent coalescence of built-up areas and to maintain the separate identities of Oakley and Basingstoke.
- 8.2.2 The overwhelming response to the second Consultation indicates support for maintaining and protecting the Oakley-Basingstoke Strategic Gap as defined in the emerging Local Plan (see Map 1) to ensure the separation of one from the other (Question 9). Small scale development that is in keeping with the rural nature of the Strategic Gap is not prevented in the emerging Local Plan. 'A Vision for Manydown' published by the Borough Council and the County Council as landowners in 2014 includes a map (reproduced in the References Section) showing an 'Indicative green gap for Oakley' within the Strategic Gap immediately east of Fox Lane, St John's Road and Pardown as a constraint to development. This 'Indicative green gap' will provide settlement separation for Oakley and Newfound and it is given firm boundaries (mainly along existing field or woodland edges) in this Neighbourhood Plan. (see Map 5 in Appendix A)

### 8.3 Historic Environment

- 8.3.1 Church Oakley was designated a Conservation Area in 1976 and this was later expanded in 2003 to include its setting when the Church Oakley Conservation Area Appraisal was adopted as Supplementary Planning Guidance in recognition of the special architectural and historic interest of the village. The essential character of Church Oakley is that of a small residential and rural-based community that has developed over time. Oakley is bounded on the west by Oakley Park which was designated a Countryside Heritage Site in 1996.

## Policy 9 – Conservation Areas

Any developments (other than those to meet specific necessary utility infrastructure needs) that are proposed within or in close proximity to a Conservation Area must demonstrate that they preserve the significance of the architectural and historic interest of the Conservation Area and where possible enhance or even better, reveal the significance of the assets and their setting. All development in and adjacent to the Church Oakley Conservation Area shall be informed by the Church Oakley Conservation Area Appraisal. Similarly, any development in or adjacent to the Deane Conservation Area shall be informed by the Deane Conservation Area Appraisal.

- 8.3.2 The village of Deane is also a Conservation Area which was designated in 1992 and its Conservation Area Appraisal was adopted in 2003 as Supplementary Planning Guidance in recognition of the special architectural and historic interest of the village. The essential character of Deane is that of a small rural settlement which has changed little since 1835.

### 8.4 Countryside and the Natural Environment

#### 8.4.1 Existing green spaces

- 8.4.1.1 Oakley's expansion during the 1960s to 1980s resulted in housing estates being developed, one after another, with little or no natural green space left between them. Only the side-slopes of the cuttings and embankments on the two railway lines provide green corridors with some connectivity between green spaces to aid the movement of wildlife through the Village.
- 8.4.1.2 In the 1970s, the Peter Houseman Ground (predominantly used for football) was created in Church Oakley and the Newfound Sports Ground (used for football and cricket) was established on land given to the Parish of Wootton St Lawrence as far back as the 1930s.
- 8.4.1.3 The response to the second Consultation indicates large majority support for protecting the existing green infrastructure of the Parish (Question 4). This could be done by giving special protection to green spaces of particular importance by designating them Local Green Space as indicated on Map 5 (Appendix A) in accordance with the National Planning Policy Framework (NPPF).

#### 8.4.2 Existing woodlands

- 8.4.2.1 When the two railway lines through Oakley were constructed in the 1830s-50s they cut through an ancient woodland that still stretched from Cowdown Copse to Well's Copse and further south. A few isolated remnants of this woodland remain and each wood comprises an upper-storey of oaks and an under-story of hazel. The oaks were grown for timber and the hazel was cut on a seven-year cycle to make hurdles for sheep-farming and other products. These woods are now largely unmanaged but all are designated Sites of Interest to Nature

Conservation (SINC) by Hampshire Biodiversity Information Centre (HBIC). Cowdown Copse and St. John's Copse, both on the edge of Oakley, are presently leased for the short-term by B&DBC from the Manydown Trust and these are managed and coppiced by Oakley Woodlands Group volunteers. Any new woods and any existing woodlands on Manydown including the ancient woodlands should be retained as accessible natural green space.

- 8.4.2.2 The existing ancient woodlands, other woodlands, veteran trees and ancient or species-rich hedgerows in the Parish of Oakley and Deane should be conserved. The Woodland Trust states that ancient woodland can never be replanted, recreated or replaced. The emerging Local Plan Policy SS3.10k states that: 'Opportunities will be taken to secure the creation and management of linkages between existing woodlands' which would create wildlife corridors. The strategic opportunities for links between the ancient woodlands and other deciduous woods on Manydown are indicated in this Neighbourhood Plan (see Map 4) which could form Projects or be part of the Manydown development.
- 8.4.2.3 These new links could connect Cowdown Copse, St. John's Copse, Mother's Copse, Well's Copse, Jeffrey's Copse, Small's Copse, Pardown Copse and South Wood (which is close to Manydown). These linked woodlands would help provide visual separation for Oakley. Similar links could also be created between Cowdown Copse and Mother's Copse and the Jubilee Wood (which includes ancient woodlands) in the proposed Country Park near Wootton St Lawrence as defined in the emerging Local Plan which would provide visual separation for Newfound. Another link between Pardown Copse and Old Down and Beggarwood Woodland Park in Kempshott (which includes an ancient woodland tree belt and part of which is a potential Local Nature Reserve) would maintain Old Down and Beggarwood's link to the wider countryside.
- 8.4.2.4 The proposed new links could comprise a mixture of native woodland, glades, tree belts and wildflower meadows or downland (in the case of Old Down) and the field margins that are SINC, the whole strategic network then providing connectivity. The co-operation of the landowners will be necessary to accomplish these new links particularly given the specific interest (arable flora and farmland birds) in the existing SINC along some of the marginal field strips on Manydown. These links would be crossed by existing roads and could be crossed by new roads in the Manydown development but they would still provide connectivity. The proposals for links between woods in the Neighbourhood Plan (shown on Map 4) are indicative and could form Projects or be part of the Manydown development.



### 8.4.3 Existing public footpaths and cycleways

- 8.4.3.1 The multi-user pathway from Oakley to Kempshott forms a green corridor for wildlife and it is an example of what could be achieved to improve the green infrastructure in the Parish of Oakley and Deane. Other strategic public footpaths which could be enhanced to provide green corridors include the existing multi-user pathway along the Old Roman Road in Kempshott, the old drove road public footpath from Fuzzy Drove to Pardown and its extension to Bull's Bushes Copse, the public footpath from Pardown southwards to the Old Roman Road, the Wayfarer's Walk public footpath which passes through Deane, a public footpath connecting the Wayfarer's Walk to Wooton St Lawrence and the new Country Park, and the public footpaths from Rectory Road in Oakley to Bull's Bushes and from St Leonard's church to the Wayfarer's Walk. The co-operation of the landowners will be necessary to accomplish the enhancement of these existing public footpaths and cycleways. Enhancement of these existing public footpaths and new and existing cycleways could be achieved by restoring dilapidated hedgerows and by planting native trees, shrubs and wild flowers to form green corridors (see Map 4) to aid the movement of wildlife across the landscape. These could form Projects or be part of the Manydown development.

## Policy 10 – Protection and Enhancement of the Environment

- P10.1 Development that would result in the loss of ancient woodland will not be permitted. Veteran trees and ancient or species-rich hedgerows shall be conserved. Green areas that are demonstrably special and have particular local significance in the Parish of Oakley and Deane are designated Local Green Space (see Appendix A) and shall be protected. Development in very special circumstances that results in any loss of Local Green Space or which results in any harm to their character, setting, accessibility, appearance, general quality or amenity value, will only be permitted if the community will gain equivalent benefit from the provision of suitable replacement Local Green Space.
- P10.2 Development in very special circumstances that results in any loss of Local Green Spaces or which results in any harm to their character, setting, accessibility, appearance in order to meet specific necessary utility infrastructure needs where no alternative feasible site is available may be permitted subject to the provision of suitable replacement Local Green Space.
- P10.3 Any new woods and any existing woodlands on Manydown not already designated including the ancient woodlands should be retained as accessible natural green.

### 8.4.4 Green Gap

The Green Gap is the western fringe of the Basingstoke-Oakley Strategic Gap which is recognized by the landowners as a constraint on the development of Manydown in 'A Vision of Manydown'. The fields immediately east of Fox Lane, St John's Road and Pardown around Newfound and Oakley are within view of the Villages and are an essential feature of the rural setting of Newfound and Oakley and this view should be protected. This strip of fields will provide physical and visual separation for Newfound and Oakley from Basingstoke and the predominantly rural character and visual quality of this landscape should be conserved. This strip of fields is indicated as a Green Gap on Map 5 (see Appendix A).

## Policy 11 - Protection of the Green Gap

The predominantly rural character and visual quality of the landscape in the Green Gap shall be conserved in order to provide physical and visual settlement separation for Newfound and Oakley from Basingstoke.

#### 8.4.5 Existing views and vistas

The Oakley Village Design Statement under the heading The Landscape Setting includes a key statement that 'A favourite view towards St Leonard's church is from the footpath network to the west showing this ancient building set in an unspoilt landscape that should be conserved'. The present views of St Leonard's church as seen looking north-eastwards from public footpaths 10, 12, 13 and 14 should be protected from obtrusive interference and conserved. The present vista from St Leonard's church looking south-westwards across the arc of view spanning between public footpaths 10 to 13 (encompassing public footpath 12) should be likewise protected from obtrusive interference and conserved. This does not exclude any improvements to the public footpaths or any enhancement of the area by appropriate planting of native hedgerows, shrubs or trees or the placing of additional seats (there are three memorial seats at present near the confluence of public footpaths 12 and 14 which is close to the westward limit of the vista). These Views and Vistas are indicated on Map 5 (see Appendix A).

### **Policy 12 – Protection of Views and Vistas**

The present views of St Leonard's church as seen looking north-eastwards from public footpaths 10, 12, 13 and 14 shall be protected from obtrusive interference and conserved. The present vista from St Leonard's church looking south-westwards across the arc of view spanning between public footpaths 10 to 13 shall be likewise protected from development or obtrusive interference and conserved (See Map 5 in Appendix A). This does not exclude any improvements to the public footpaths or any enhancement of the area by appropriate planting of native hedgerows, shrubs or trees or the placing of additional seats.

#### 8.4.6 Woodlands and Trees and Rights of Way in New Developments

In previous developments within Oakley, opportunities were lost for linking any existing accessible natural green spaces. The new multi-user pathway along the chalk-heaps beside the railway-line demonstrates what could have been done. The first Consultation established that new developments should include accessible natural green space (Key Issue 5) and that there was majority support for maintaining or enhancing the existing areas of woodland including the provision of some new woodland within the Village boundary (Key Issue 10). Any public footpaths that pass through or bound the new developments should be enhanced to provide green corridors.

### **Policy 13 – Woodlands and Trees and Rights of Way in New Developments**

Developments are encouraged to incorporate new native woodlands or natural green spaces. Any new trees planted in the new developments shall ideally be native species. The spacing of any new trees planted in the new developments shall allow for their future root and canopy spread. Any public rights of way that pass through or bound the edges of new development shall be enhanced to create green corridors.

#### 8.4.7 *New Accessible Natural Green Spaces and Woodlands*

- 8.4.7.1 Though many residents of Oakley and Deane live in well-spaced houses with relatively large gardens, this is not so in the more recent housing estates. Access to natural green space could make an important contribution to the health and wellbeing of residents. Little can now be done within the already built-up area of Oakley but additional strategic recreational areas and accessible natural green space such as woods and wildflower meadows could be established on the perimeter of the Village. Oakley has two small woods, Cowdown Copse and St. John's Copse, which lie adjacent to the present Oakley Village Settlement Boundary. These are ancient woodlands but bicycles, dogs and unaccompanied children (i.e. those under 18 years of age) are not permitted in them by the borough council. There is little 'wildwood' within easy reach where children can play and learn - and what there is remains neglected and difficult to access (the Water Ridges chalk-heap) or is privately owned (Bull's Bushes Copse). The Oakley Village Design Statement (made supplementary planning guidance in 2004) includes a key statement: 'Buffer zones alongside St. John's Copse, Cowdown Copse and other woods and hedgerows should be encouraged, as should the provision of wildlife corridors between these areas using native species for any new planting'. These buffers were envisaged at that time as lying between the edge of the woods and the surrounding agricultural fields. The borough council Landscape and Biodiversity Supplementary Planning Document (SPD) requires that a minimum 20m buffer be provided between the edge of a wood and new development.
- 8.4.7.2 The response to the second Consultation indicates majority support for enhancing the existing green infrastructure by projects such as the introduction of additional accessible natural green space, woodland and footpaths (Question 9). The Green Infrastructure Strategy for Basingstoke and Deane 2013-2029 sets out the standards for threshold distances (walking distance) and the quantity for various kinds of green space and designates four areas of Accessible Natural Green Space in Oakley: Cowdown Copse, St John's Copse, the chalk-heaps on the multi-user pathway near St John's in Oakley and the Water Ridges chalk-heap.



8.4.7.3 The Green Infrastructure Strategy 2013-2029 for Basingstoke and Deane also defines Accessible Natural Green Space as being 'freely accessible to people', but this is only true in Oakley for the chalk-heap section on the multi-user pathway. A suitable location for a new wood in Oakley is from St John's Road to Well's Copse along the southern edge of the existing wooded strip on the Oakley to Kempshott multi-user pathway (see Map 4). This would bolster the existing heavily-used but narrow accessible natural green space along the pathway and provide alternative paths for walkers by means of rides in the new wood.

8.4.7.4 The delivery of new and improved green infrastructure in the Neighbourhood Area will be most effective when it is planned at a range of scales, including regional, sub-regional and local levels. This would enable a co-ordinated strategic approach to be taken which can seek to ensure that the full range of benefits from a high quality green infrastructure network can be realised. It is anticipated that such an approach would also be significantly more effective in designing and managing green infrastructure as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for the Neighbourhood Area than a more piecemeal approach. This would include working in conjunction with the green infrastructure work being carried out by Basingstoke and Deane Borough Council, Hampshire County Council, Natural England and Natural Basingstoke. The provisions for the Neighbourhood Area as set out in the Basingstoke and Deane Green Infrastructure Strategy 2013-2029 should be a key consideration. The co-operation of the landowners will be necessary to accomplish this new and improved green infrastructure. The proposals for local green infrastructure in the Neighbourhood Plan (shown on Map 4) are indicative and could form Projects or be part of the Manydown development.

#### **8.4.8** *Extension of the multi-user pathways*

8.4.8.1 The Oakley Village Design Statement includes another key statement: 'A cycleway and a footpath from Oakley to Kempshott or Worting should be encouraged on a route separate from Pack Lane or the B3400 Andover Road'. This multi-user pathway between St. John's in Oakley and Kempshott in Basingstoke was opened in 2011. It is an example of what could be achieved to improve the green infrastructure in the Parish of Oakley and Deane. The response to the second Consultation indicates a majority support for enhancing the green infrastructure. (Question 9).

8.4.8.2 An expanded strategic network of multi-user pathways, including the old drove road between Fuzzy Drove in Kempshott and Pardown in the first instance to create a circuit, would help fulfil this. A new multi-user pathway should also be provided between Oakley and the new Country Park near Wootton St Lawrence to permit access by foot or bicycle by residents of Oakley and Newfound without the need to use motor vehicles. This could go from St John's Road and cross Pack Lane and follow the edge of Cowdown Copse and the woodland link to Mother's Copse and across the B3400 (see Map 4). The co-operation of the landowners will be necessary to accomplish this network of multi-user pathways and could form Projects or be part of the Manydown development. This strategic network should conform with the Hampshire County Council Countryside Access Plan 2015-25.

#### **8.4.9** *Biodiversity*

8.4.9.1 The National Planning Policy Framework (2012) states that the planning system should contribute to the Government's commitment to halt the overall decline in biodiversity, to support healthy well-functioning ecosystems and to establish coherent and resilient ecological networks, with more and better places for nature for the benefit of wildlife and people.

- 8.4.9.2 The River Test Site of Special Scientific Interest (SSSI) is located in the neighbouring Parish of Overton, approximately 1.3 km to the west of Deane. This river has been designated for its interest as one of the most species-rich lowland rivers in England. The western part of the Neighbourhood Area is within this SSSI's Impact Risk Zone for housing developments of over 100 dwellings or more and the development proposed for Oakley Hall lies within this Impact Risk Zone. New development at Oakley Hall should therefore seek to ensure that this SSSI is not harmed by development at this location.
- 8.4.9.3 Sites of Interest for Nature Conservation (SINCs) are sites locally designated for their habitat and/or species interest by the Hampshire Biodiversity Information Centre (HBIC) against a set of agreed criteria. There are approximately ten SINCs in the Neighbourhood Area, including Cow Down Copse, St Johns Copse and other ancient woodlands and deciduous woodlands such as Mother's Copse on Manydown and field margins on eastern Manydown where rare arable wild flowers grow.
- 8.4.9.4 The second Consultation (Question 9) established that the Parish must protect its existing green infrastructure.

#### 8.4.8 Climate Change

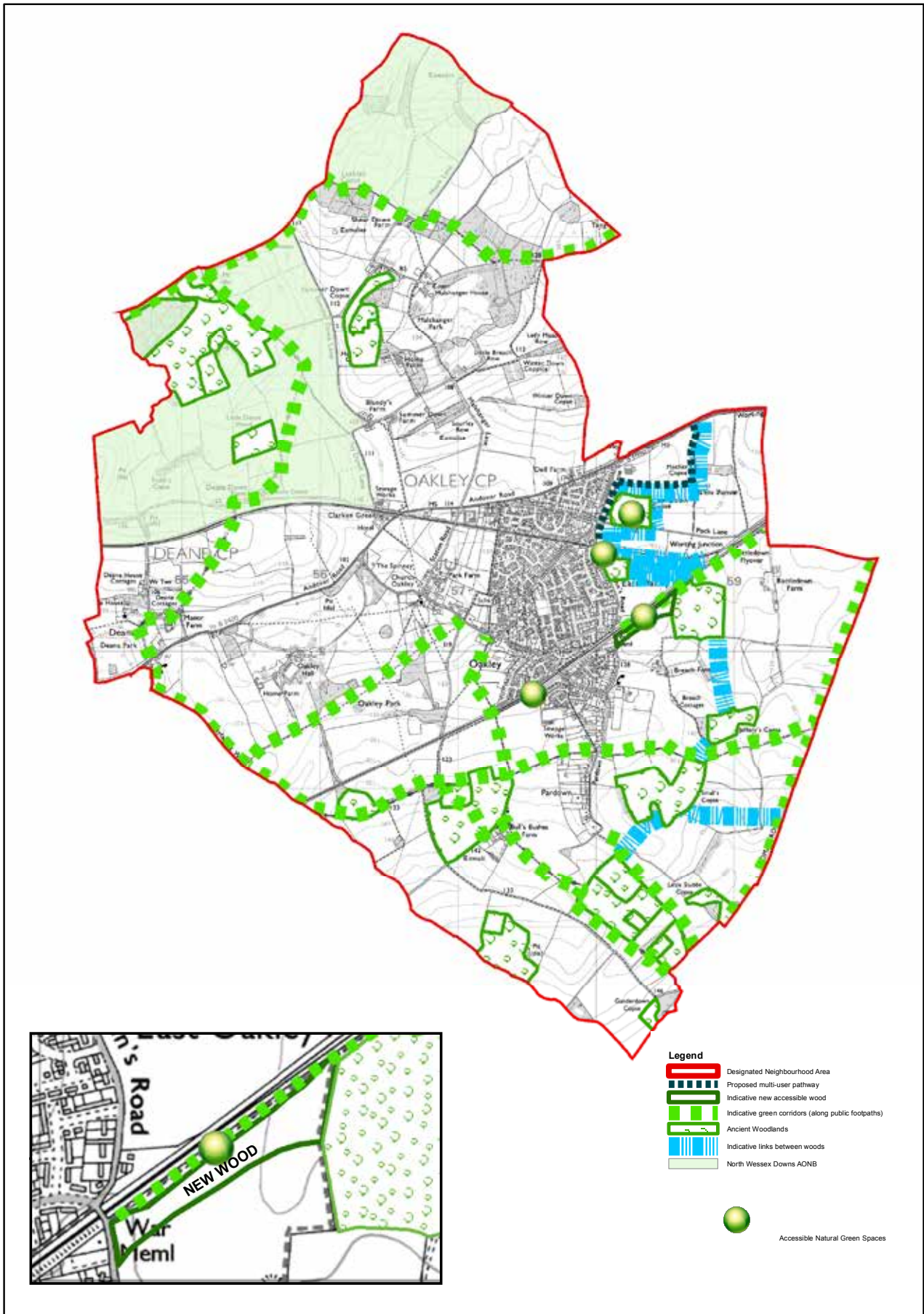
Enhancements to the green infrastructure in the Neighbourhood Area will promote climate change mitigation by supporting carbon sequestration, promoting sustainable modes of transport, and it will promote climate change adaptation by helping to limit the effects of extreme weather events and by regulating surface water run-off. The Neighbourhood Plan's focus on the protection and enhancement of woodland and natural green space and the provision of new areas of woodland or the designation of new accessible natural green space will support these elements and will increase the resilience of the Neighbourhood Area to the potential effects of climate change.

### Policy 14 – Biodiversity

Development proposals will be expected to ensure that there is no net loss of biodiversity and where possible to provide a net gain. Where there is likely to be a residual loss of biodiversity, compensatory measures will be put in place to ensure there is no net loss of biodiversity through the creation of like-for-like habitats wherever possible, or features of biodiversity value through practical conservation works. Biodiversity compensatory measures, such as like-for-like habitats or practical conservation works resulting from developments, shall preferably be located within the Parish of Oakley and Deane during this Plan period.



Map 4 – Oakley and Deane Green Infrastructure



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## Section 9: EMPLOYMENT AND SKILLS

### 9.1 Employment and Skills

- 9.1.1 Of the adults in Oakley and Deane, 70% are in employment and 21% are in retirement, both of which are a much higher percentages than that nationally. Most residents work outside the Village. In addition to the non-residential sites listed in Appendix C, which provide local employment opportunities, there are around 7% of residents who work from home.
- 9.1.2 Other employment, based in small industrial/business units, tends to be in the hospitality industry, in education, in offices, and in two small retail centres (see Appendix C). Feedback from the second Consultation (Question 5) showed a large majority wanting more employment opportunities within the Village. Accordingly, a policy that reflects both the communities' wishes and provides continuing sustainable local employment opportunities is highly desirable.

#### Policy 15 – Protection of Employment

- P15.1 Any proposed change of use of employment sites will not be supported unless there is no reasonable prospect of a site being used for that purpose.
- P15.2 This plan supports new or improved employment opportunities of an appropriate size, scale and location

#### Policy 16 – Protection of Local facilities

Proposals to upgrade or provide additional local retail facilities will be supported subject to them be of suitable size, scale and location.



# Section 10: DESIGN POLICIES

## 10.1 Design

- 10.1.1 The Parish of Oakley and Deane has a wide range of architecture, from cottages in the hamlet of Deane, character properties and substantial dwellings in Church Oakley, to more modern cul-de-sac developments through the heart of the Village. In order to ensure that the integrity and rural feel of the Village is maintained with any new development, The Oakley Village Design Statement was adopted by B&DBC on 15 April 2004 as supplementary planning guidance. This sets out development guidelines for buildings and spaces, against which planning applications are currently assessed.
- 10.1.2 The principal development guidelines given in The Oakley Village Design Statement that relate to any new developments are:
- New housing in parts of Oakley where there are front gardens of open-plan design or with only low dividing fences or hedges should replicate these features;
  - The building height above ground level should generally be restricted to two floors except where a landmark structure will add positively to the character of the Village;
  - A diversity of styles for new buildings is acceptable where they are in broad conformity with the character of surrounding buildings; and,
  - New buildings and the materials used should be encouraged to incorporate the use of solar power, the recycling of rainwater, the recycling of 'grey' water and the use of recycled or reclaimed materials.

### **Policy 17 – Village and Energy Efficient Design**

All proposals for new development in the Neighbourhood Area, but excluding the Manydown site, shall comply with The Oakley Village Design Statement (2004), in so far as it continues to be applicable under revised building and sustainability regulations. Each new development application shall demonstrate a move towards the zero carbon buildings policy by ensuring the following are applied to exceed, where practicable, the minimum building regulations standards, whilst not under-mining viability:

- The integration of high levels of sustainability by incorporating energy efficient design and climatic resilience through the use of renewable, decentralized or low energy carbon sources wherever feasible;
- The efficient use of water (such as through the use of flow regulators, water efficient fittings and appliances) and water reuse (such as through the use of grey water or rainwater recycling systems).

# Section 11: TRAFFIC AND TRANSPORT

The policies for Traffic and Transport will improve the conditions in which people live, work, travel and take their leisure, by delivering the infrastructure that thriving local places need.

## 11.1 Traffic in the Village

- 11.1.1 The Oakley Village Design Statement (2004) describes Pack Lane as the earliest track in Oakley and this formed part of the Harrow Way through the North Hampshire Downs. Pack Lane is now one of two through routes in the Parish. It carries traffic from south-west Basingstoke to the B3400 and the villages and towns to the west of the Parish. The second through route in the Parish of Oakley and Deane, the B3400 Andover Road, was the old turnpike road carrying stage-coaches from London to Exeter. Although now designated as a B road, it carries a heavy traffic load to the towns and villages to the west of Basingstoke. This road bisects the settlement of Newfound and borders the Village of Oakley.
- 11.1.2 There are ten narrow Victorian railway bridges in the Parish of Oakley and Deane, five going over and five going under the two railway lines which run through the Village, all of which are bottlenecks for road traffic. Three of the under-bridges have a height restriction, preventing certain vehicles from entering the Village via those directions. These frequently cause problems when drivers of over-height vehicles are unaware of the restrictions. One under-bridge is located on the B3400 on a sharp bend. Three of the over-bridges have had separate pedestrian-bridges constructed in recent years alongside the old road bridges.
- 11.1.3 There are no footpaths alongside the roads on parts of the B3400, on Rectory Road through the Church Oakley Conservation Area, on Station Road, on one housing estate in Oakley, and in Pardown where a single-track lane leads to a dead-end to the south of the Village. In addition, Station Road has a limited width in places including at the railway over-bridge.
- 11.1.4 The development of Oakley is characterised by layouts based on link roads or loop roads with multiple cul-de-sacs leading off them. It is important that the constraints of access through the existing developments are recognised and that it would be unreasonable for residential roads to be expected to carry more than double the flow of traffic that they carry at present. This requirement is one of the matters taken into account in allocating the housing numbers to each development site.
- 11.1.5 The response to the first Consultation (Key Issue 6) and the second Consultation indicate three locations where traffic problems are of particular concern to residents (Question 12):
- The area around the One Stop shop and the schools where parking is an issue;
  - The Oakley Lane/Pack Lane junction crossroads where the exits from Pack Lane are particularly difficult; and,
  - The Fox Lane/B3400 junction where the exits from Fox Lane and the Newfound Sports Ground are difficult, particularly at peak traffic periods.

- 11.1.6 The roads in Oakley also cater for a number of recreational horse-riders, many of whom are children. Most of the Parish roads carry only residential traffic and no through traffic. The existing road network is instrumental in reducing the through traffic flows in the Village.
- 11.1.7 After the completion of the third Consultation, the Group became aware that a Critical Treatment Centre for Hampshire is proposed within the Neighbourhood Area on the A30 which would incorporate the southern end of Trenchard's Lane, known locally as Dummer Lane. This is a narrow lane that carries traffic from Oakley to the A30 Winchester Road and thence to Junction 7 off the M3 motorway. This lane carries a very high volume of uni-directional local traffic in the morning and evening peak periods. There is a danger that the construction of the Critical Treatment Centre could encourage non-local traffic to use Trenchard's Lane as a route through Oakley Village which would be of concern to residents.

## 11.2 Parking around One Stop and the schools

- 11.2.1 Traffic congestion around One Stop and the schools occurs largely in the morning and afternoon when children are ferried by car to and from school. A car park with parking places on Oakley Lane serves the school. Another car park with parking places in The Vale serves the parade of shops including One Stop. The congestion here is sometimes made worse by large delivery vehicles parked on Oakley Lane beside One Stop. There is a service road behind this parade of shops but its location will not allow its use by large delivery vehicles at present, though this could possibly be improved. The first Consultation established support for improvement of the parking arrangements and traffic management around the school and One Stop (Key Issue 6). The response to the second Consultation indicates that there is overwhelming support for developing a secondary convenient car park (Question 14).

## 11.3 Improvements to the Oakley Lane/Pack Lane crossroads

- 11.3.1 The Oakley and Deane Parish Community Plan 2011 (also known as Village Vision) includes the improvement of safety at the Oakley Lane/Pack Lane crossroads. The sight distance here for vehicles emerging from Pack Lane west onto Oakley Lane is restricted. This, in particular, has led to numerous accidents over the years, though so far there have been few injuries and no fatalities and many of the 'knocks' that have occurred to vehicles are unrecorded. The first Consultation established that there is support for improvement to the Oakley Lane/Pack Lane crossroads (Key Issue 7). The response to the second Consultation indicated there is large concern over the Oakley Lane/Pack Lane crossroads (Question 12) and that there is overwhelming support for the construction of a roundabout rather than traffic lights (Question 13).
- 11.3.2 HCC has agreed in principle with the Parish Council to the construction of a 'compact' roundabout at the Oakley Lane/Pack Lane crossroads but other junctions in the county have greater priority at present. This junction should be improved during the Neighbourhood Plan period because additional traffic movements will be generated through this junction by the new developments. The developments in Oakley and in other settlements east and west of the Village could provide the opportunity to construct the 'compact' roundabout as a Project using the Community Infrastructure Levy or Section 106 funds.

## 11.4 Improvements to the Fox Lane/B3400 junction

- 11.4.1 The response to the second Consultation indicates that there is majority concern about the Fox Lane/B3400 junction (Question 12) and that there is a small weighted majority in favour of the construction of a roundabout rather than traffic lights (Question 13). The recent reduction of the speed limit from 40 to 30 mph on the B3400 has helped vehicles from Oakley to join the B3400, but the increase in traffic expected from development in Oakley and in other settlements to the east and west of the Village will exacerbate the problem in the future. The sight distance here for vehicles emerging from the Newfound Sports Ground onto the B3400 is restricted. This junction should be improved in the Neighbourhood Plan period because future development will generate additional traffic movements through this junction.
- 11.4.2 It is anticipated that the best solution at the Fox Lane/B3400 junction would probably be to construct a 'compact' roundabout similar to that agreed in principle for the Oakley Lane/Pack Lane crossroads. The developments in Oakley and in other settlements east and west of the Village could provide the opportunity to improve the Fox Lane/B3400 junction as a Project using the Community Infrastructure Levy or Section 106 funds.

## 11.5 Reduced speed limit

- 11.5.1 Currently, there is a 30 mph speed limit in Oakley. In Newfound the 30 mph speed limit has only been recently introduced on the B3400 (with 40 mph transition zones) after a campaign by the residents of Newfound. The response to the second Consultation indicates that the majority of residents do not support a speed reduction to 20 mph within the Village (Question 12). However, the Parish Council has been, for some time, consulting with Hampshire County Council (HCC) on the possibility of a 20mph speed limit along Oakley Lane from the junction with Kennet Way to the junction with Hill Road to cover the school, shops, pub and duck pond area. A decision on this, with the opportunity for public consultation, is not likely until 2016 after HCC has evaluated a number of similar pilot schemes across the county.



## 11.6 Local Transport

- 11.6.1 Local bus services are provided by a private company on two principle routes serving Oakley and Deane and Newfound:

Along the B3400 between Basingstoke and Andover passing through Newfound and passing close to Deane. At times this service has been changed to divert from the B3400 at the Fox Lane junction to pass via the Pack Lane crossroads to the Pack Lane west junction with the B3400 and vice versa; and,

Between Basingstoke and Oakley taking alternate clockwise and anti-clockwise routes around the Village. At times this service has used the B3400, at other times it has used Pack Lane. At times it has taken different routes within Basingstoke.

- 11.6.2 The first Consultation established that there was support for improvements to public transport, particularly in the frequency of the buses (Key Issue 9), but this is largely out of the hands of the public authorities. The number of people using the buses is falling, and the private company is consequently reducing the frequency of the buses. The choice of routes is determined by the private company and based on commercial reasons; they are not permitted to subsidise one route by another. The construction of a 'compact' roundabout at the Oakley Lane/Pack Lane crossroads could conceivably be combined with the installation of convenient bus stops located close enough to allow simple transfer between routes.

### Policy 18 – Traffic and Safety

Development proposals that result in improvements to the free flow of traffic in the Village will be supported. Development proposals which seek to increase the number of access points or which would involve an increase in traffic generation will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate conditions of parking stress including conflict with larger vehicles or encourage through traffic. Alternatively, they need to demonstrate that any schemes for mitigating such effects included in the proposals are effective particularly in the following areas:

- Pack Lane/Fox Lane Crossroads;
- Oakley Lane at the entrance to the school;
- Any exit from the Village onto the B3400; and,
- Trenchard's Lane, locally known as Dummer Lane.

# Appendix A: Local Green Spaces, Green Gap and Views and Vistas

## A.1 Local Green Space

A.1.1 The National Planning Policy Framework (2012) provides for communities to designate Local Green Space (Clause 76) as follows: ‘Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances.’ However, there are qualifications to this and the NPPF (Clause 77) states that the designation should only be used: ‘Where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and, where the green area concerned is local in character and is not an extensive tract of land’.

A.1.2 These are the designated Local Green Spaces in the Parish of Oakley and Deane and the demonstrably special reasons for designating them (see also Map 5).

### A. Sites of Open Space Value

	Site	Reason for designation
A1	The Village pond and its surrounding green at the junction of Oakley Lane with Rectory Road and Hill Road, which is of unknown Ownership and used for highway drainage.	<i>The focal point of the Village and much-loved by mothers and their young children with seats provided by the Parish council.</i>
A2	The small Village pond and the surrounding green on the eastern side of Rectory Road, which is part of the highway verge and used for highway drainage.	<i>A quiet spot for contemplation of nature, cared for by the local residents, with a seat provided by the Parish council.</i>

## B. Sites of Sports, Recreation and Amenity Value

	Site	Reason for designation
B1	Kennet Way Play Area which is owned by the Borough Council.	<i>The only large area of formal amenity space in the centre of the Village.</i>
B2	Newfound Sports Ground which is owned by Wootton St Lawrence Parish Council and leased to the Parish Council. The pavilion is owned by the Parish Council.	<i>One of the two areas of amenity space large enough for playing football and cricket and much-used despite being on the eastern outskirts of the Village.</i>
B3	Peter Houseman Ground which is owned by the Borough Council and leased to the Parish Council. The pavilion is owned by the Parish Council.	<i>The other area of amenity space large enough for playing football, which is in the centre of the Village and is much-used.</i>
B4	Beach Park at the corner of the B3400 and Station Road which belongs to the Borough Council and is leased to the Parish Council.	<i>A large semi-formal planted amenity area with tennis courts and a skate-board park on the western outskirts of the Village which is much-used.</i>
B5	The Oakley Cricket Club ground and the surrounding land to the extent required for unrestricted play including the approach track off Trenchard's Lane (known as Dummer Lane) which is in the ownership of Park Farm.	<i>A cricket ground in a beautiful rural setting on the southern outskirts of the Village which has been played on for over one hundred and sixty years.</i>

## C. Sites of Importance for Nature Conservation Value including Woodlands and Footpaths

	Site	Reason for designation
C1	Cowdown Copse which is leased by B&DBC from the Manydown Trust and is looked after by Oakley Woodlands Group volunteers.	<i>A valued ancient woodland designated a SINC and an Accessible Natural Green Space, saved from felling in the 1980s, comprising oak with coppiced hazel and the habitat of dormice, managed and coppiced by Oakley Woodland Group of volunteers.</i>
C2	St John's Copse which is leased by B&DBC from the Manydown Trust and is looked after by Oakley Woodlands Group volunteers.	<i>Largely a valued ancient woodland and wholly designated a SINC and an Accessible Natural Green Space, it is the remaining third of an ancient woodland that was largely felled in the 1980s, comprising oak with coppiced hazel and used in part for an apiary by Basingstoke &amp; District Beekeepers Association, and is managed and coppiced by Oakley Woodland Group of volunteers</i>
C3	The multi-user pathway from St. John's Road to the Parish boundary at the Battledown Farm road, woodland, hedgerow, verges and field-edge strip along which is jointly leased by B&DBC and HCC from the Manydown Trust and is looked after by Jubiloaks volunteers.	<i>Opened in 2011 as an off-road route between Oakley and Kempshott, the chalk-heaps part of which (near St John's) is designated an Accessible Natural Green Space, it is used by many walkers, dog-owners, cyclists and joggers for recreation and exercise on a daily basis, and is managed by the Jubiloaks group of volunteers who are creating a green corridor along it for the benefit of people and wildlife.</i>
C4	The Water Ridges chalk-heap between the Water Ridges housing estate and the Basingstoke to Winchester railway line which is owned partly by B&DBC and partly by the owners of the adjacent field.	<i>Created from spoil from the adjacent railway cutting in 1840, it has been covered by naturally-seeded trees and it is designated an Accessible Natural Green Space.</i>

## A.2 Green Gap

The Green Gap is the western fringe of the Basingstoke-Oakley Strategic Gap which is recognized by the landowners as a constraint on the development of Manydown in 'A Vision of Manydown'. The fields immediately east of Fox Lane, St John's Road and Pardown around Newfound and Oakley are within view of the Village and are an essential feature of the rural setting of Newfound and Oakley and this view should be protected. This strip of fields will provide physical and visual separation for Newfound and Oakley from Basingstoke and the predominantly rural character and visual quality of this landscape should be conserved. This strip of fields is indicated as a Green Gap on Map 5.

	Site	Reason for designation
D1	The land adjoining Fox Lane between the B3400 and Pack Lane extending eastwards to Mother's Copse on the southern side of the B3400 and to Cowdown Copse along Fox Lane, which is jointly leased by B&DBC and HCC from the Manydown Trust.	<i>This strip of fields is within view of the Village and it is an essential feature of the rural setting of Oakley and Newfound. It will provide settlement separation and the visual quality of this landscape should be conserved.</i>
D2	The land adjoining Oakley Lane between Pack Lane and the Basingstoke to Salisbury railway line extending eastwards to the field bank with the line of oak trees (stretching from the railway line to Pack Lane), which is jointly leased by B&DBC and HCC from the Manydown Trust.	<i>This field is within view of the Village and it is an essential feature of the rural setting of Oakley. It will provide settlement separation and the visual quality of this landscape should be conserved.</i>
D3	The triangularly-shaped land adjoining St. John's Road adjacent to St. John's Copse extending eastwards to the Basingstoke to Salisbury railway line and the Basingstoke to Winchester railway line, which is jointly leased by B&DBC and HCC from the Manydown Trust.	<i>This field is within view of the Village and it is an essential feature of the rural setting of Oakley. It will provide settlement separation and the visual quality of this landscape should be conserved.</i>
D4	The strip of fields in view of the dwellings on St. John's Road between the multi-user pathway and Pardown and in view of the dwellings along the east side of Pardown extending eastwards to Well's Copse, Jeffery's Copse and Pardown Copse, which is jointly leased by B&DBC and HCC from the Manydown Trust.	<i>This strip of fields is within view of the Village and it is an essential feature of the rural setting of Oakley. It will provide settlement separation and the visual quality of this landscape should be conserved.</i>

## A.3 Views and Vistas

- A.3.1 The present views of St Leonard's church as seen looking north-eastwards from public footpaths 10, 12, 13 and 14 should be protected from obtrusive interference and conserved. (see Map 5)
- A.3.2 The present vista from St Leonard's church looking south-westwards along the arc of view spanning between public footpaths 10 to 13 should be likewise protected from obtrusive interference and conserved. (see Map 5)



## Appendix B:

# Existing Buildings Used for Business, Education and Trade

This appendix provides a snapshot in time of the buildings used for business, education and trade and from time to time further buildings may be added. Its purpose relates to Section 9 of this document and in particular Policy 14.

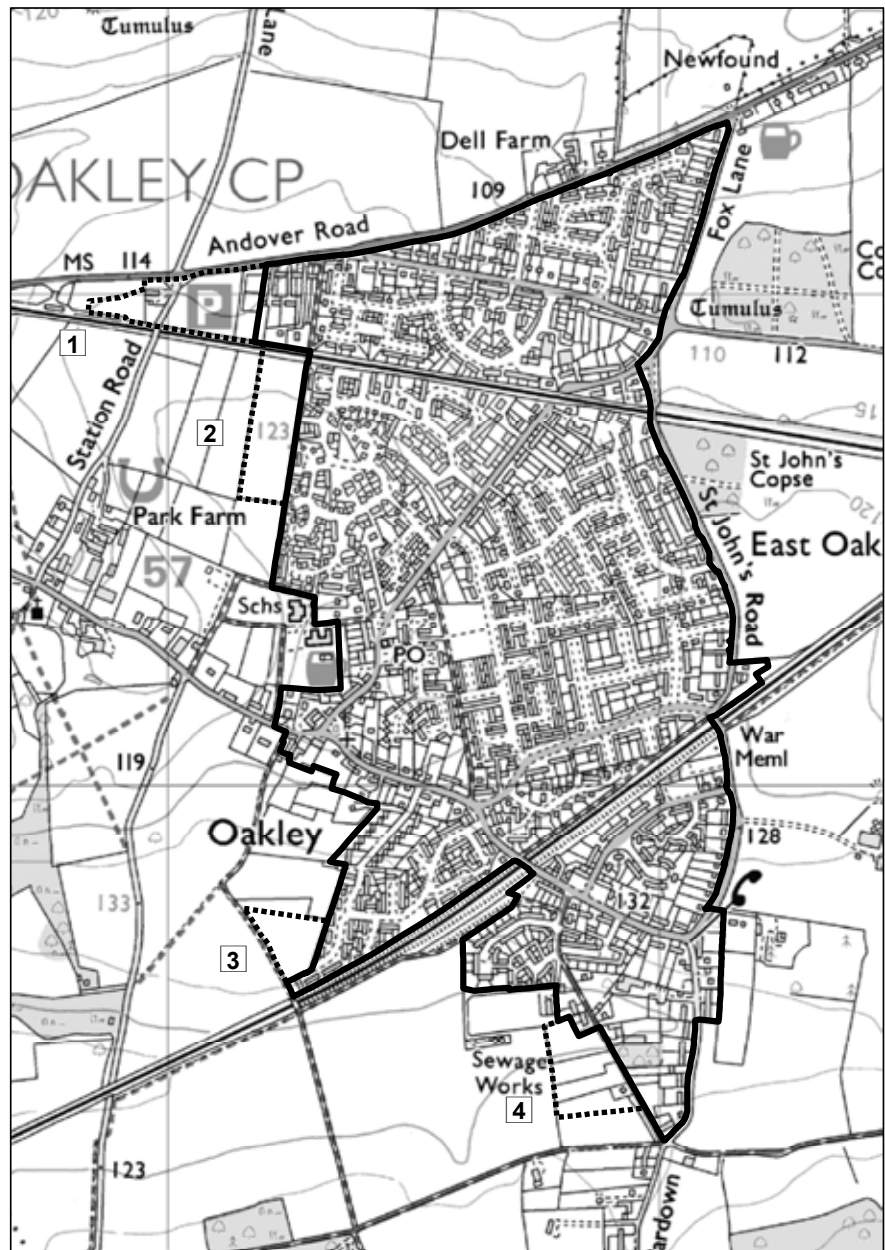
- Agriculture – GL Mears & Son, Deane Down Farm
- Beautician – Lara’s Beauty Workshop, 17 Meon Road
- Builders Merchant – Holmes & Pearcey, Breach Farm, St. John’s Road
- Butcher – V&B Butchers, The Vale
- Café – Jolly Olly’s
- Carpets and flooring - Oakley Carpets and Furniture, The Old Railway Station, Andover Road
- Charity shops – Annie’s Orphans, 18 Meon Road
- Coal and smokeless fuel supplier – Bakers Yard, Pardown
- Computer Repairs – Main Computer Services, 33a Pack Lane
- Equestrian Goods, Country and Riding wear – Park Farm, Rectory Road
- Estate agent – Blue House Estate Agents, The Vale



- Furniture – Oakley Carpets and Furniture, The Old Railway Station, Andover Road
- Hairdresser – Hair Beauty Ltd, 16 Meon Road
- Health care
  - Dentist’s surgery, Oakley Lane
  - Doctor’s surgery, Sainfoin Lane
  - Oak Lodge Nursing Home, Rectory Road
- Home accessories and interior design – Honeysuckle Interiors, Rectory Road
- Hospitality – Oakley Hall (including a marquee for large functions)
- Injection Moulding – Modern Moulds, Lightsfield
- Pet and livestock feeds
  - GL Mears & Son, Deane Down Farm
  - Park Farm, Rectory Road
- Pharmacy - The Oakley Pharmacy, The Vale
- Plant hire
  - H&B Plant Hire, Station Yard, Andover Road
  - Oakley Mini Diggers, Bakers Yard, Pardown
- Post Office - One Stop, The Vale
- Public houses
  - Barley Mow, Oakley Lane
  - Beach Arms, Clerken Green
  - Deane Gate Inn, Deane
  - The Fox, Newfound
- Schools - Infant and Junior School, Oakley Lane
- Swimming pool installation – Brickell Pools, Brickell’s Yard
- Technology – Hi Tech Systems Ltd, Holbrook House, Oakley Lane
- Vehicle body repairs – Oakley Car Body Repairs, 84a Brickell’s Yard
- Vehicle Sales
  - Car show room, Andover Road
  - Vehicle sales, Oakley Lane
- Vehicle servicing - Bakers of Oakley, Bakers Yard, Pardown
- Village Halls
  - East Oakley Hall (the “Green Hut”)
  - Hill Road Oakley Village Hall
  - Andover Road St. John’s Centre
  - St. John’s Road St. Leonard’s Centre, Rectory Road

# Appendix C: Revised Settlement Policy Boundary and site locations

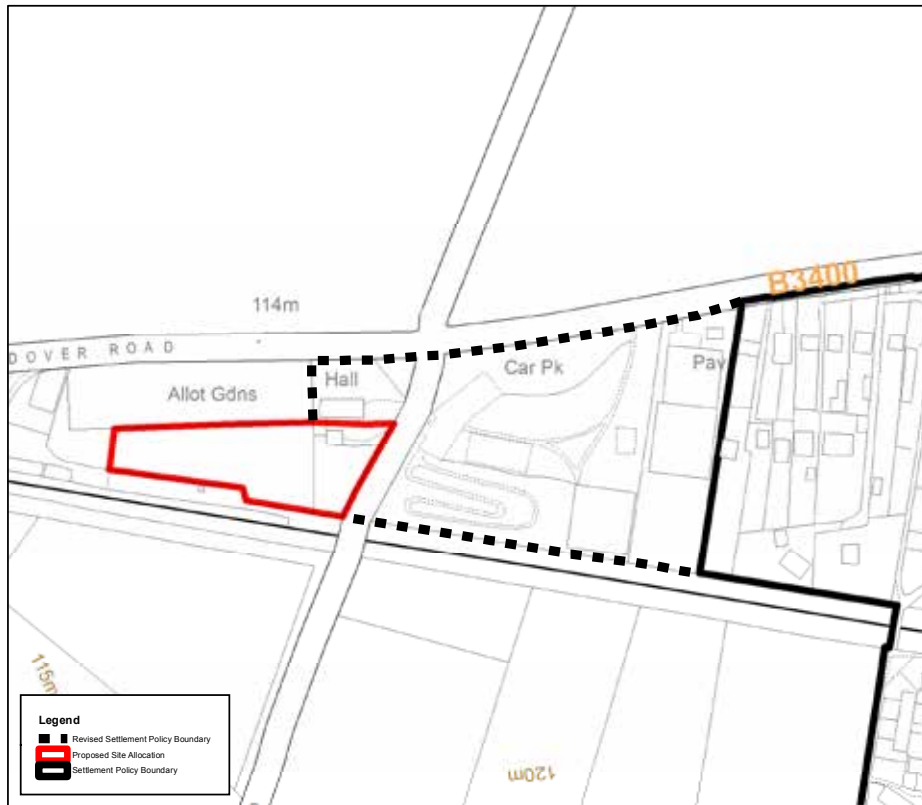
This appendix provides the revised Settlement Policy Boundary for Oakley (Map 6 – with the dotted line showing the revised Boundary). It incorporates the areas of land where development will be permitted over the Plan period for four of the sites (1 – Andover Road, 2 – Park Farm, 3 – Land West of Beech Tree Close and 4 – Sainfoin lane). Oakley Hall is a site which stands outside the Settlement Policy Boundary and the area within which development can take place is shown on Map 11. More detailed maps for the 4 sites within the revised Settlement Policy Boundary are shown in Maps 7-10. These maps show the old Settlement Policy Boundary and the areas within which development can take place during the Plan period



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Map 6 – The Revised  
Settlement Policy  
Boundary for Oakley

Map 7 – Site 1 - Andover Road



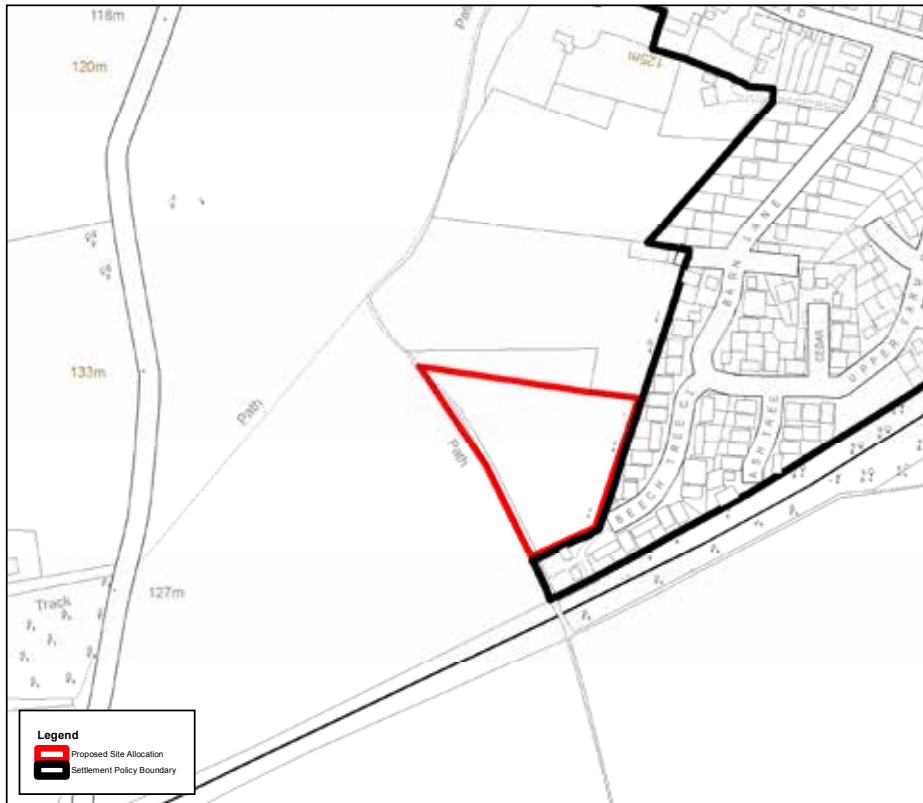
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Map 8 – Site 2 – Park Farm



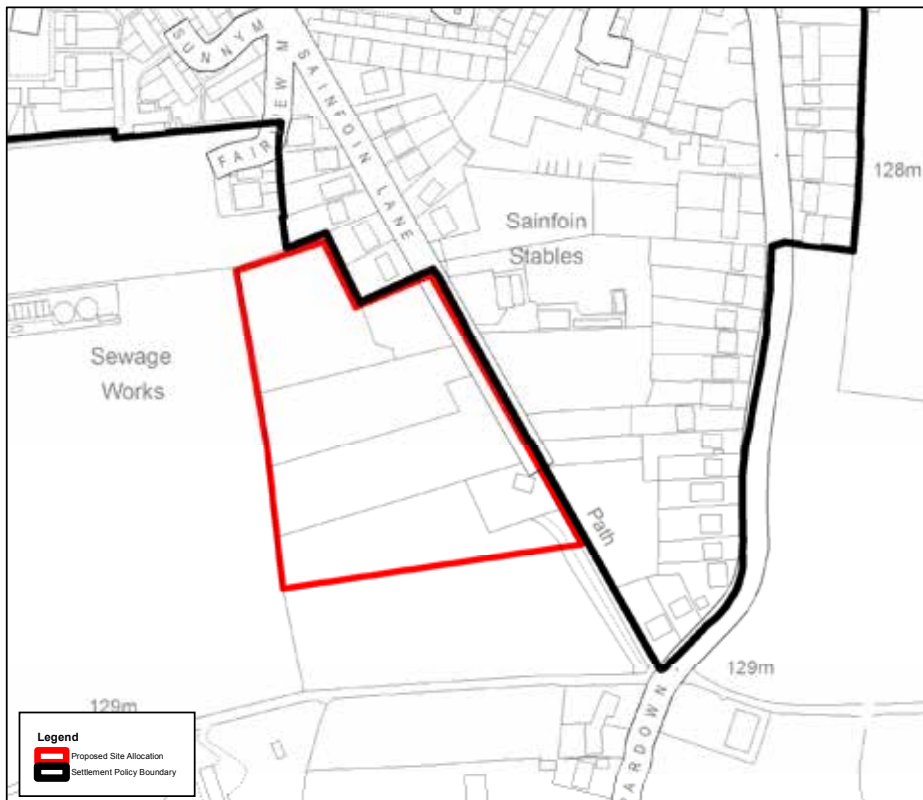
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Map 9 – Site 3 – Land West of Beech Tree Close



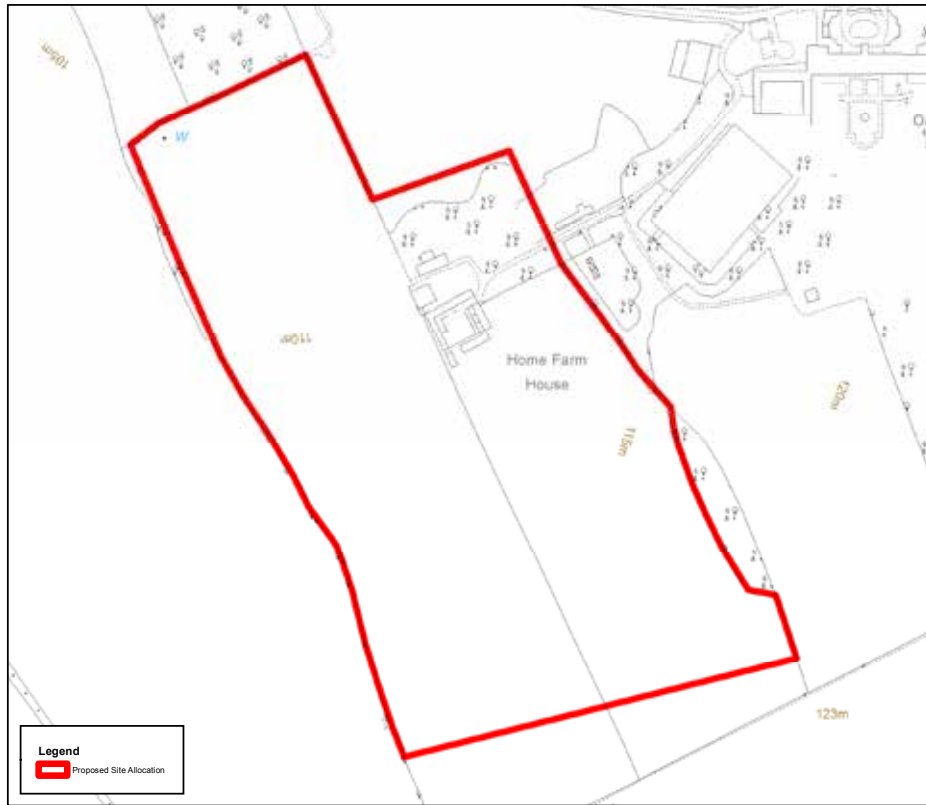
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Map 10 – Site 4 – Sainfoin Lane



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Map 11 – Site 5 – Oakley Hall



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# Appendix D:

## List of documentation provided as evidence for the Neighbourhood Plan

### Submission version of Plan and associated material

- S1 Neighbourhood Plan
- S2 Strategic Environmental Assessment
- S3 Basic Conditions Statement
- S4 Consultation Statement
- S5 Presubmission consultation Responses

### Presubmission Neighbourhood Plan and associated material

- PS1 Leaflet Summarising NP
- PS2 Neighbourhood-Plan-A4-Final-version
- PS3 Oakley and Deane NP\_SA. Report\_v 2 0\_040215
- PS4 Consultation Introduction
- PS5 Regulation 14 Consultees

### January 2014 Consultation

- Cl.1 Leaflet for Jan 2014 Consultation
- Cl.2 Community Consultation (Jan 2014) Phase 1 report issue 2

### April 2014 Consultation

- C2.1 April 2014 Village Leaflet - Final
- C2.2 Microsoft PowerPoint - Oakley and Deane Neighbourhood Planning Public Consultation - April 22nd 2014 Final
- C2.3 Community Survey April 2014 Issue1
- C2.4 Andover Road. supporting material
- C2.5 Beech Tree Supporting material
- C2.6 Oakley Hall supporting material
- C2.7 Park Farm supporting Material
- C2.8 Sainfoin Lane Supporting material

### September 2014 Consultation

- C3.1 Neighbourhood Planning Update - Flyer 2 page - Final
- C3.2 Neighbourhood Planning Update - September 2014 Link - Final
- C3.3 NPG Poster Parish Notice boards - Final
- C3.4 NP Sept Consultation -Display Board material
- C3.5 Park Farm options - Display board
- C3.6 Land west of Beech Tree Close\_Oakley Show boards
- C3.7 Community Consultation September 2014 - Final
- C3.8 Sept 2014 Consultation results by voter location - Final
- C3.9 Sept 2014 Consultation results summary –Final

## Information to the Community – Link Magazine articles

L1	Neighbourhood Planning Update - November 2013 Link - final
L2	Neighbourhood Planning Update -December 2013 Link - final
L3	Neighbourhood Planning Update - March 2014 Link
L4	Neighbourhood Planning Update - May 2014 Link
L5	Neighbourhood Planning Update - July 2014 Link v2
L6	Neighbourhood Planning Update - August 2014 Link
L7	Neighbourhood Planning Update - September 2014 Link - Final
L8	Neighbourhood Planning Update - November 2014 Link - final
L9	Neighbourhood Planning Update - December 2014 Link - Final
L10	Neighbourhood Planning Update - January 2015 Link - final
L11	Neighbourhood Planning Update - February 2015 Link - final
L12	Neighbourhood Planning Update - April 2015 Link - final
L13	Neighbourhood Planning Update - June 2015 Link - final

## Site Assessments

S1	Site 5
S2	Site 18
S3	Sites 5-8
S4	Sites 9-10
S5	Sites 11, 16, 17, 19, 22
S6	Sites 12, 20
S7	Sites 14-15
S8	Site 1
S9	Site 2
S10	Site 3
S11	Site 4
S12	Site 13
S13	Site Assessment Summary v2
S20	Gmail - Beech Tree Illustrative Layout
S21	Gmail - Neighbourhood Plan - Andover Road Village Hall Site
S22	Gmail - Sainfoin Lane Illustrative Layout Plan
S23	Gmail - Wates Developments - Park Farm Oakley

## Miscellaneous Supporting information

M1	Oakley and Deane Village Design Statement
M2	Woodcote Neighbourhood Plan - Referendum Version 14
M3	Allocations of Dwellings. to Sites for the Oakley and Deane Neighbourhood Plan
M4	Projects identified through Neighbourhood Planning Consultation
M5	Census information

# GLOSSARY OF TERMS

## *Accessible natural green space*

Woodlands, grasslands, waterways and wetlands, and heathlands that when owned by the Borough Council are generally maintained to encourage biodiversity but are freely accessible as places for people to visit for quiet enjoyment and relaxation and where a feeling of naturalness is allowed to predominate

## *Amenity green space*

Informal recreational green spaces, green spaces around housing, domestic gardens and Village greens

## *Ancient or species-rich hedgerow*

Hedgerows which were in existence before the enclosures of the 18th or 19th centuries or those that contain five or more native woody-species on average in a 30-metre length

## *Ancient woodland:*

Woodland that has been continuously wooded since at least 1600 AD

## *Biodiversity*

A wide variety of plant and animal species in their natural environment

## *Connectivity*

The way green corridors and green spaces link together to form integral networks for people and wildlife

## *Green corridors*

Rivers and canals, ancient trackways, transport corridors, cycle ways, rights of way, green lanes and hedgerows utilised to aid the movement of wildlife across the landscape by planting or restoring trees, hedgerows, shrubs and wild flowers

## *Green Gap*

The Green Gap is that part of the Strategic Gap which is recognized as a physical and visual constraint on all development

## *Green infrastructure*

An interconnected network of natural areas and other open spaces that is integral to the health and quality of life of people in local communities and which supports and enhances natural and ecological processes

## *Multi-functional green space*

Green spaces which provide a range of different functions, for instance, flood attenuation, recreational opportunities and conservation of biodiversity

## *Nature improvement area*

An interconnected network of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to climate change

### *Strategic Gap*

Areas between towns and villages that have been defined to prevent the coalescence of settlements. The council and local community attach great importance to the function of these areas as a means of maintaining individual settlement identity

### *Veteran tree*

A tree which, because of its great age, size or condition, is of exceptional cultural, landscape or nature conservation value

### *Wildlife corridors*

Areas of habitat connecting wildlife populations



# REFERENCES

The following sources of information have been used (most of them can be found online) to inform the Neighbourhood Plan:

- Basingstoke and Deane Landscape Assessment: Main Report Part 3, Settlements: 4 Oakley (2001)
- Church Oakley: Conservation Area Appraisal (1976 reviewed and extended 2003)
- Deane: Conservation Area Appraisal (1996 reviewed 2003)
- Oakley Park Designated a Countryside Heritage Site (1996)
- The Oakley Village Design Statement (2004)
- Basingstoke and Deane Borough Council Local Plan Review: Local Plan Inquiry 1996-2016 (2004)
- Basingstoke and Deane Borough Council Adopted Local Plan 1996-2011 (2006)
- Basingstoke and Deane Borough Council Landscape and Biodiversity Supplementary Planning Document (2008)
- Oakley and Deane Parish Council Housing Requirement Survey
- Oakley and Deane Parish Community Plan: Village Vision (2011)
- The National Planning Policy Framework (2012)
- Local Government Planning Practice Guidance for Renewable Energy (2013)
- Basingstoke and Deane Borough Council Neighbourhood Planning Protocol (2014)
- Green Infrastructure Strategy for Basingstoke and Deane 2013-2029
- Basingstoke and Deane Borough Council Strategic Housing Land Availability Assessment, SHLAA (2014).
- BRE Biodiversity Guidance for Solar Developments (2014)
- National Planning Practice Guidance (2014)
- Basingstoke and Deane Borough Council Submission Local Plan 2011-29 (2014)
- A Vision for Manydown (2014) Hampshire County Council Countryside Access Plan 2015-25 (2014)

The 'Constraints Map' reproduced from 'A Vision for Manydown'

