East Woodhay
Neighbourhood Plan 2022-2029

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Contents

Foreword 1

Glossary of Abbreviations and Capitalised Terms 2

1 Introduction 6

2 The Strategic Policy Context 7

3 Production of the EWNP 10

4 Implementation and Monitoring 15

5 Parish Description 17

6 Vision and Objectives 22

7 Policy-Natural Environment 24

8 Policy - Community Facilities & Green Infrastructure 47

9 Policy - Historic Environment & Heritage Conservation 68

10 Policy - New Development & Housing 74

11 Policy - Local Employment & Business 88

12 Policy - Traffic and Transport 91

Appendix A Key View Descriptions 94

Appendix B Biosites 95

Appendix C Potential Local Projects 99

Appendix D East Woodhay Within the AONB 100

East Woodhay Neighbourhood Plan

Foreword

East Woodhay Neighbourhood Plan 2022 -2029

Our Neighbourhood Plan has been developed to establish a vision for the Parish which comprises the villages and hamlets of Woolton Hill and Broadlayings, Ball Hill, East End, East Woodhay, Gore End, Heath End, Hollington and North End. This will help deliver the local community's aspirations and needs for the plan period 2022 to 2029.

The Neighbourhood Plan emanates from the Government's determination to ensure that local communities are closely involved in the decisions which affect them. Unlike the East Woodhay Parish Plan 2008, upon which it builds, the Neighbourhood Plan, once it has received majority approval at Referendum, becomes a statutory document that will be incorporated into the planning frameworks of Basingstoke and Deane Borough Council. This must be taken into consideration by the Council to determine planning applications within our Parish.

Although a Neighbourhood Plan cannot prevent development, it does have many benefits, in particular influencing where and how future developments are carried out. The East Woodhay Neighbourhood Plan has been created in order to:

- Protect and enhance the green spaces of the Parish and access to them.
- Maintain the rural nature of the Parish.
- Ensure that new development is appropriate to the rural character of the area that falls almost wholly within an Area of Outstanding Natural Beauty.
- Ensure that any new residential development reflects the community need.
- Protect the Parish from large scale or poorly placed development.
- Maintain and improve existing facilities and infrastructure.
- Give the Parish the ability to access additional Community Infrastructure Levy funding to enhance facilities for the local community. When there is a Neighbourhood Plan in place, the Parish is entitled to 25% of revenues from new development taking place in the plan area (for areas without a Neighbourhood Plan, the CIL entitlement falls to 15%).

Most of the issues, as might be expected, are not new but have become more important with the growth of the population, which brings increased pressure on the infrastructure of our rural Parish. One issue, of great importance to us all, is that of climate change. The adopted Local Plan of Basingstoke and Deane is being updated and will include guidance on climate change- at which point we will be able to update our own Neighbourhood Plan.

The Parish Council would like to thank members of the Neighbourhood Planning Steering Group - both those involved now and those who have given their valuable time in the past - along with many others across the Parish, who have given time and attention to the project and without whom it would have been very difficult to produce this Neighbourhood Plan.

James Mitchell

Chair, East Woodhay Parish Council

Glossary of Abbreviations and Capitalised Terms

Term	Abbreviation	Definition
Area of Outstanding Natural Beauty	**AONB**	*An Area of Outstanding Natural Beauty designated as such under the National Parks and Access to Countryside Act 1949. They are areas of land protected by the provisions of the Countryside and Rights of Way Act 2000 to conserve and enhance their natural beauty.*
Authority Monitoring Report	**AMR**	*An annual report required to be produced by BDBC which monitors the implementation of the Local Development Scheme, the progress and effectiveness of the Local Plan and the extent to which planning policy has been achieved.*
Basic Conditions		*Conditions set out in the PPG with which Neighbourhood Plans must conform.*
Basingstoke & Deane Borough Council	**BDBC**	*Basingstoke & Deane Borough Council, located at Civic Offices, London Road, Basingstoke, RG21 4AH.*
Housing and Supplementary Planning Document	**HSPD**	*The Housing and Supplementary Planning Document published by BDBC in July 2018, setting out information about population, and household size and structure and their impact on future housing requirements.*
Biodiversity Management Plan		*A plan required when a proposed development affects wildlife and biodiversity, identifying specific biodiversity objectives and the means by which such objectives will be achieved.*
Community Infrastructure Levy	**CIL**	*Community Infrastructure Levy, which is funding calculated according to published tariffs and paid in certain circumstances by developers in order to enhance facilities for the local community.*
Conservation Area		*An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, designated heritage asset pursuant to the Planning (Listed Buildings and Conservation Areas) Act 1990.*
Consultation Statement		*A document which details when, where and how the public and stakeholders have been consulted, the issues that were raised and how they were addressed.*
Countryside		*Land which is not within an SPB.*
Design and Access Statement		*In certain circumstances, a report required to accompany and support a planning application indicating the design and access principles on which a proposed development is to be based.*
Development Plan		*Defined in S.38 of the Planning & Compulsory Purchase Act 2004 to include adopted Local Plans, Made Neighbourhood Plans and published Spatial Development Strategies, together with any regional strategy policies which remain in force.*

East Woodhay Neighbourhood Plan

Glossary of Abbreviations and Capitalised Terms

Term	Abbreviation	Definition
East Woodhay Neighbourhood Plan	**EWNP**	*This Neighbourhood Plan developed by EWPC in consultation with the public and other stakeholders.*
EWNP Steering Group		*A team of local volunteers, reporting to the Parish Council, who developed the EWNP and managed the associated consultation process through to Referendum.*
East Woodhay Plan Area		*All the land within the boundary of East Woodhay Parish which EWPC and BDBC have agreed should form the focus of the EWNP and which has been designated as such by BDBC.*
East Woodhay Parish Council	**EWPC**	*East Woodhay Parish Council, the local council covering the parish of East Woodhay in the Borough of Basingstoke and Deane and the County Council of Hampshire.*
Examiner		*The person who carries out an independent assessment to determine whether the EWNP satisfies the Basic Conditions.*
Green Infrastructure		*An interconnected network of natural areas and other multi-functional green open spaces which are integral both to the health and quality of wildlife and life generally within the community, and which also support and enhance natural and ecological processes.*
Heritage Asset		*A building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest, including designated heritage assets and assets identified by the local authority (including registration in the Local List).*
Key Views		*A publicly accessible vista or panorama containing views of the most distinct and unique characteristics of the Neighbourhood Area which are highly valued by the local community.*
Listed Building		*A structure or building which is a designated heritage asset included in the statutory list of buildings of special architectural and / or historic interest*
Local Development Scheme		*A specific development or classes of development which has or have been granted planning permission pursuant to an Order made by BDBC under the Town and Country Planning Act 1990.*
Local List		*A register designating locally important buildings or Heritage Assets as valuable for their contribution to the local scene or local historical significance but not (in the context of buildings) meriting Listed Building status.*

Glossary of Abbreviations and Capitalised Terms

Term	Abbreviation	Definition
Local Plan		*A plan for the future development of a local area drawn up by the local planning authority (in this case, BDBC) in consultation with the community.*
Made Neighbourhood Plan		*A draft Neighbourhood Plan which has been approved by the Examiner and voted upon positively at Referendum, whereupon it becomes a definitive document forming part of the BDBC Development Plan.*
Market Housing		*New dwellings which are sold or rented at market value.*
Ministry of Housing		*The Ministry of Housing, Communities and Local Government.*
Neighbourhood Area		*The geographic description of an area covered by a Neighbourhood Plan*
Neighbourhood Plan		*A plan prepared by a Parish Council or neighbourhood forum for a designated Neighbourhood Area.*
Neighbourhood Planning (General) Regulations 2012	**NPR**	*Regulations published pursuant to the Localism Act 2011 and set out in the NPPF.*
North Wessex Downs AONB Management Plan		*The plan for the period 2019 – 2024 produced for the purpose of conserving and enhancing the natural beauty of the North Wessex Downs AONB in a consistent and continuous manner which is available for inspection by the public.*
National Planning Policy Framework	**NPPF**	*National Planning Policy Framework, revised in July 2021.*
Parish Plan		*A non-statutory action plan produced by a community led organisation or Parish Council, which sets out a vision for the future of a Parish community and outlines how that vision can be achieved. The East Woodhay Parish Plan can be viewed on the EWPC website.*
Planning Practice Guidance	**PPG**	*Planning Practice Guidance published by the Ministry of Housing on 9th May 2019.*
Referendum		*A vote by the eligible population of an electoral area to decide against or in favour of matters of public policy, including Neighbourhood Plans.*
Rural Exception Sites		*Small sites in the open countryside where planning permission may be granted exceptionally to provide affordable housing to rural communities.*
S106 agreements		*Agreements made between local authorities and developers to make a planning application acceptable which might otherwise be unacceptable (pursuant to Section 106 of the Town and Country Planning Act 1990, as amended).*

East Woodhay Neighbourhood Plan

Glossary of Abbreviations and Capitalised Terms

Term	Abbreviation	Definition
Spatial Development Strategy		*A plan containing strategic policies prepared by a mayor or a combined authority.*
Strategic Housing and Economic Land Availability Assessment	**SHELAA**	*Strategic Housing and Economic Land Availability Assessment, which identifies potential development sites and which are listed on a register at www.basingstoke.gov.uk/SHELAA.*
Sites of Importance for Nature Conservation	**SINC**	*Sites of Importance for Nature Conservation (also known as Local Wildlife Sites) which are designated as such in order to safeguard them against inappropriate development.*
Settlement Policy Boundary	**SPB**	*Settlement Policy Boundary, which is the boundary between areas of urban development (the settlement) and non-urban or rural development (the open countryside).*
Supplementary Planning Document	**SPD**	*Supplementary Planning Document, containing details which are supplementary to policies set out in the Local Plan and providing guidance for development on specific sites, or on particular issues such as design.*
Sites of Special Scientific Interest	**SSSI**	*Sites of Special Scientific Interest, designated by Natural England under the Wildlife and Countryside Act 1981.*
Sustainable Drainage Systems	**SuDS**	*Sustainable Drainage Systems, which are artificial drainage solutions designed to reduce and slow the quantity and rate of surface water run-off from new developments.*
Supplementary Design Guide		*A material consideration, in the determination of planning applications, with reference to design.*
Tree Preservation Order		*An order made by BDBC to protect a specific tree, a group of tress or woodland against felling, lopping, topping, uprooting or other deliberate damage without the permission of BDBC.*
Village Design Statement	**VDS**	*The East Woodhay Village Design Statement (2005), which was subsequently adopted by BDBC as a Supplementary Design Guide. The full document can be viewed on both the EWPC and BDBC websites.*
Windfall Site		*A site which is not specifically identified in a Development Plan.*

1 Introduction

Springtime at North End

1.1 In 2011 the Government introduced the Localism Act to enable local communities to produce a plan to influence how their community develops over the medium term. A Neighbourhood Plan documents a community-shared long-term vision and objectives, together with policies on how land use and buildings can develop over time, protecting open spaces and improving and maintaining local character. This means that any planning applications will have to adhere to the policies contained within a Neighbourhood Plan, once it has achieved a majority vote at Referendum; at which point it has the same legal status as a Local Plan made by a local planning authority.

1.2 A Neighbourhood Plan is concerned with the use and development of land with a view to facilitating sustainable development. This includes existing buildings, new builds and more extensive developments.

1.3 A Neighbourhood Plan cannot cover non-planning matters such as: footpaths and bridleways, speed limits, traffic signs, road repair, education, schools, litter, compulsory purchase of land or force development upon landowners.

1.4 The East Woodhay Neighbourhood Plan (EWNP) will enable East Woodhay Parish Council (EWPC) to influence the development and growth of the area and thereby help preserve the village and rural environment that is enjoyed today.

1.5 Section 2 explains the legal and strategic policy framework within which the EWNP sits. Section 3 covers the production process of the EWNP. Section 4 deals with implementation and monitoring, and Section 5 describes the Parish as a whole. Section 6 describes the overall vision and objectives of the EWNP.

1.6 Sections 7 to 12 cover the policies within the EWNP. Under each heading in the policy sections there is the reasoning behind the policies presented, providing the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in coloured boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.

2 The Strategic Policy Context

It should be noted that when referring to the current revision of the NPPF, Local Plan policies and the AONB Management Plan (or any other similar documents), it is intended that subsequent revisions will supersede the version referenced in this document.

The National Planning Policy Framework

2.1 The context of the EWNP is that it sits within the framework of relevant planning legislation, primarily the National Planning Policy Framework (NPPF) and the Local Plan formulated by Basingstoke and Deane Borough Council (BDBC).

2.2 The NPPF is a land-use planning policy and was originally published by the Department of Communities and Local Government in March 2012 and revised in July 2021. On 26 May 2016, BDBC adopted the Local Plan 2011 - 2029. The adopted Local Plan forms part of the statutory development plan for BDBC. It sets out BDBC's vision and strategy for the area until 2029 and provides the basis for decisions on planning applications. It is in the process of being updated, and when complete will include guidance on climate change – at which point this document will also be updated.

2.3 Neighbourhood Plans form part of the NPPF approach to planning, to enable local communities to shape sustainable development within their area and to address their strategic needs and priorities. The NPPF states that Neighbourhood Plans should set out a vision for the future of the local area.

2.4 Neighbourhood Plans can, therefore, be regarded as a key part of the planning system, both nationally and locally. They continue to be strongly supported by national government, as reflected in national policy, the strong weight afforded to such plans through the planning system, and available funding streams and support.

2.5 A Neighbourhood Plan is, therefore, a key tool for communities to guide and exercise considerable influence over development in a parish and address local issues and needs.

2.6 Once the EWNP has achieved a majority vote at Referendum, the policies within the document will be applied when determining the outcome of planning applications. The policies, which set out the quality of development that should be expected for the area, are based on stated objectives for the area's future, and an understanding and evaluation of their defining characteristics (see Vision and Objectives, Section 6).

Sustainable Development

2.7 Neighbourhood Plans must contribute to the achievement of sustainable development. The NPPF states that pursuing sustainable development includes making it easier to create jobs in villages, to promote gains in biodiversity, to achieve better quality design, to improve people's quality of life, and to provide a wider choice of high-quality homes.

2.8 When commenting on proposals for development, the EWNP supports the taking of a positive approach that reflects the presumption of sustainable development as defined within the NPPF.

Local Planning Documents

2.9 The Local Plan and Made Neighbourhood Plans form the Development Plan for the Borough. The following are material considerations to the planning process (but do not form part of the Development Plan). These documents include:

a) Supplementary Planning Documents (SPD) - documents which add further detail to the policies in the Local Plan. They provide further guidance for development on specific sites, or on particular issues, such as design.

b) North Wessex Downs Area of Outstanding Natural Beauty (AONB) Management Plan - presents objectives and policies that can apply to help conserve and enhance this nationally important landscape. They have also produced two key documents: A Guide

Typical Houses In Woolton Hill

To Good External Lighting (2021) and Guidance On The Selection and Use of Colour in Development (2020), which should be referenced.

2.10 Together, these plans and documents set out the local authority's policies and proposals for the development and use of land in its area. These provide the starting point for planning decisions across the Borough. Made Neighbourhood Plans remain in place until they are reviewed or withdrawn and therefore continue to form part of the Development Plan if a Local Plan is being updated.

2.11 BDBC has adopted SPDs which are a material consideration in the determination of planning applications. Of relevance to the EWNP are:

a) Housing SPD (adopted July 2018) - relates to: affordable housing; housing mix for housing sold or rented on the open market; housing for older people and those in need of care; and self-build and custom house building.

b) Parking Standards SPD (adopted July 2018) - requires expected levels of car ownership in new developments to be taken into account, with sufficient provision being made for the amount of parking that is likely to be needed, with the emphasis on promoting good design.

c) Design and Sustainability SPD (adopted July 2018) - addresses a broad range of design and sustainability issues, from strategic design considerations, down to the detailed design of individual buildings and extensions.

d) Planning Obligations for Infrastructure SPD (adopted March 2018) - provides clarity on how planning obligations will be sought for relevant forms of infrastructure, with references to other key documents and strategies.

e) Landscape, Biodiversity and Trees SPD (adopted December 2018) – details how landscape, biodiversity and tree considerations should be integrated into the development process.

f) Heritage SPD (adopted March 2019) - seeks to protect and, where possible, enhance the historic environment.

2.12 Where there are no relevant local Development Plan Policies, or they are out of date, paragraph 11d of the NPPF should be referenced. This section highlights the importance of the protected area of the AONB in development decision making when Local Plans are not available.

East Woodhay Neighbourhood Plan

Gore End

3 Production of the EWNP

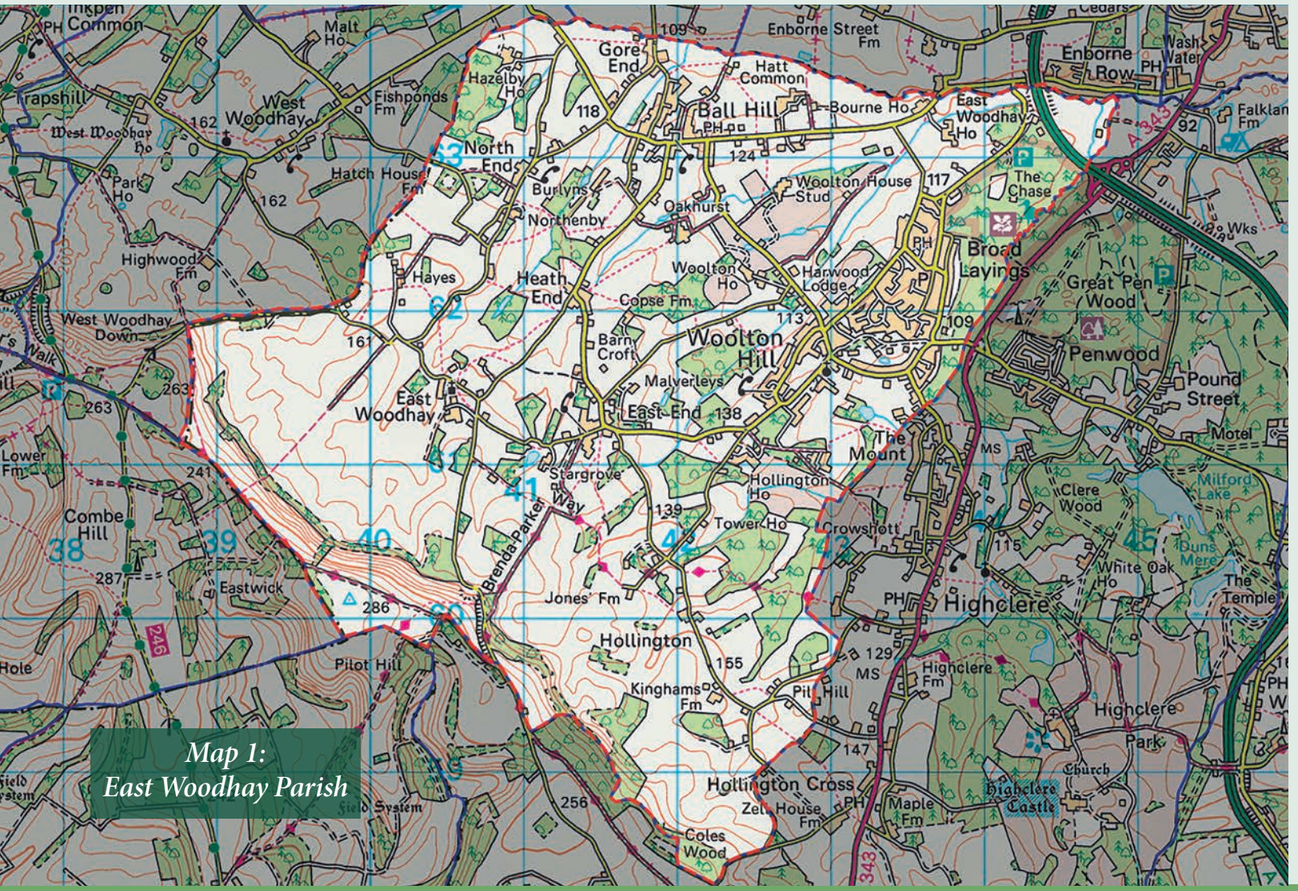
3.1 The EWNP is produced in conformity with the NPPF and BDBC's Local Plan. Once adopted, the EWNP will be held at the same level as the Local Plan, providing the basis for decisions on planning applications.

3.2 The EWNP is produced by EWPC as the qualifying body under the neighbourhood planning legislation. The Neighbourhood Area is the formal geographic description of the area defined for a Neighbourhood Plan. In this case the Neighbourhood Area for the EWNP is contiguous with the Parish boundary, and was formally designated on 5th November 2013. See Map 1.

3.3 Producing a Neighbourhood Plan is a formal process involving several stages and is governed by the Neighbourhood Planning Regulations 2012 (NPR).

3.4 Guidance (often referred to as Planning Practice Guidance, or PPG) from the Ministry of Housing, Communities & Local Government (9th May 2019) states that Neighbourhood Plans must conform to the following Basic Conditions:

a) Have regard to national policies and advice
b) Contribute to the achievement of sustainable development.
c) Be in general conformity with the strategic policies contained in a Development Plan.
d) Adherence to the Conservation of Habitats and Species and Planning regulations (various amendments that created a new Basic Condition that came into force in 2018).
e) Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan.
f) Be compatible with EU regulations.



Map 1: East Woodhay Parish

Woolton Hill Village Market

Evidence Gathering and Community Engagement

3.5 To generate the EWNP public engagement was undertaken. The aims of this public engagement process were to:

a) Involve the community in the information-gathering process.
b) Engage with people using a variety of approaches.
c) Ensure feedback of the results to local people.

3.6 This should be viewed as a continuous engagement process within the Parish which started with the Village Design Statement (VDS), then the Parish Plan, culminating with the EWNP. The VDS and the Parish Plan have significantly influenced the EWNP: for example, 68% of the Parish households responded to the Parish Plan questionnaire.

3.7 Between 2014 and 2016 the EWNP Steering Group engaged with the community across the Parish. The team attended various events and exhibited at several locations including the Woolton Hill Village Market, school summer fetes at St Martin's and St Thomas' schools, and St Thomas' Church fete in Woolton Hill. At these events, categories were displayed on flip-chart stands so that members of the community could view them. The categories included transport, development, the environment, community facilities and sustainability. Residents were issued with a number of stickers and invited to place them on those categories which were the most important to them.

3.8 Late in 2015 a residents' questionnaire was created on the Survey Monkey platform and also via paper. An incentive prize of £100 was offered to increase participation. The questionnaire was promoted through the events mentioned previously and via a leaflet delivered to households across the Parish, with the help of volunteers who distribute leaflets on behalf of the Church to all households in the North-West Hampshire Benefice. The questionnaire was also promoted in the Parish magazine and on the Parish Council website. All responses were dealt with and analysed anonymously.

3.9 In total, the residents' questionnaire attracted 360 responses from across the Parish. The results from the questionnaire and the analysis are included in the 'Evidence Gathering and Community Engagement' document. (https://neighbourhood-plan.eastwoodhay-pc.gov.uk)

3.10 During 2016 an online survey was undertaken to identify residents' views on some additional items not covered in the main questionnaire. This was organised by the East Woodhay Society, a group

representing the local community, and fed back to East Woodhay Parish Council. 114 responses were received. (See the separate 'Evidence Gathering and Community Engagement' document. https://neighbourhood-plan.eastwoodhay-pc.gov.uk)

Drafting the EWNP

3.11 The EWNP has been developed around topics arising from public engagement.

3.12 The key issues emerging from the public engagement are the need for:

a) Protection of countryside and open space.
b) Good quality community facilities.
c) Retention of existing retail outlets.
d) Well-designed homes that fit well with the local area.
e) Houses that are affordable for local people to rent or buy.
f) Retention of the existing bus service.
g) Enough smaller homes so that younger people can continue living in the area/suitable for downsizing.
h) Playgrounds, sport pitches and parks.

3.13 Based on these key issues the EWNP Steering Group generated the Vision, Objectives and Policies comprising the EWNP (see Section 6).

3.14 The draft EWNP (comprising the proposed vision statement, objectives, policies and maps) was published by the Parish Council for consultation with parishioners for a statutory six-week public engagement period from the 28th June 2021 to Monday 9th August 2021 (under Regulation 14 of the NPR).

3.15 Following this, amendments to the draft were made consequent upon the consultation process, and the draft EWNP was submitted by the Parish Council (as the qualifying body) to BDBC in March 2022. A Consultation Statement and Basic Conditions Document was also submitted, as defined in Regulation 15, Paragraph 2 of the NPR. BDBC checked and approved the legal compliance of the draft EWNP and then ran the Regulation 16 consultation with the community and stakeholders for a further six-week period from March 14th 2022 to 3rd May 2022.

3.16 The draft EWNP was then subject to independent examination by an Examiner as required by Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990. On the advice of the examiner the draft EWNP was withdrawn from examination as it was identified it did not include an environmental review of nutrient neutrality in the catchment area of the River Test within the Parish. Therefore the draft EWNP did not comply with a Basic Condition. The required Strategic Environmental Impact Assessment was completed and published to the relevant environmental agencies for approval. After a further five-weeks of consultation the environmental agencies approved the environmental assessment.

3.17 Following the environmental agencies approval the Regulation 16 consultation was rerun for an additional six-weeks from 18th July 2022 to 5th September 2022. The draft EWNP was then subject to independent examination.

3.18 After examination the examiner produced a report recommending modifications to the draft EWNP. The examiner confirmed the draft EWNP met the legal Basic Conditions if recommended modifications were made. These were accepted by the Parish Council and the changes made to the draft EWNP in line with the examiners modifications. On this basis the examiner recommended to BDBC that the draft EWNP could proceed to referendum.

3.19 All registered voters of the Parish are able to vote on whether they are in agreement with the draft EWNP. A 'fifty per cent plus one' vote of support (of those who exercise their vote) will result in the draft EWNP being 'Made'. The draft EWNP will become the final version and form part of the BDBC Development Plan for the East Woodhay Plan Area for the period 2022 – 2029.

4 Implementation and Monitoring

4.1 This section outlines the approach to the implementation of the EWNP once it has been 'Made', including:

a) Working in partnership with BDBC, Hampshire County Council (HCC), North Wessex Downs AONB, local communities and societies.
b) Sources of funding.
c) Infrastructure.
d) Priority of Parish projects.
e) Monitoring/review.

4.2 The EWNP will be implemented through BDBC considering and determining planning applications against the Local Plan, SPDs and the EWNP.

4.3 Whilst BDBC is responsible for development management (through the planning application process), the Planning Committee (on behalf of EWPC) will use the EWNP to frame its representations on submitted planning applications.

4.4 EWPC will work with BDBC to assess any sites proposed for development.

4.5 Landowners and developers are required to comply with the policies set out in the EWNP.

4.6 The EWNP will be monitored by BDBC as part of its Authority Monitoring Report (AMR). This Report will be reviewed on publication by the EWPC's Planning Committee to highlight and discuss with BDBC any compliance issues with the EWNP.

4.7 EWPC's Planning Committee will review and monitor all planning applications against the EWNP and communicate compliance through the EWPC Minutes of meetings.

Working in Partnership

4.8 EWPC will work in partnership with:

a) BDBC – Planning Policy, Development Control, Housing Management and Improvement, Economic Development, Open Spaces, Recreational Facilities, Drainage, Landscape and Social Services.
b) HCC – Highways and Transport, Education.
c) North Wessex Downs AONB – Landscape and environmental preservation and development.
d) Adjoining Parish Councils – Assessing the impact of planning applications on infrastructure and services within East Woodhay Parish.
e) Site and landowners and developers.

Funding Mechanisms

4.9 Financial contributions will be sought from developers through Section 106 Agreements and the Community Infrastructure Levy (CIL) which provides a legal framework to raise funds for the provision of the infrastructure needed to cope with new developments. BDBC adopted the current charges in June 2018 and contributions will be contracted as appropriate under the CIL legal framework and the NPPF.

4.10 The NPR enable areas with a Made Neighbourhood Plan to receive at least 25% of the CIL raised in their area to direct to their own local infrastructure priorities. These contributions will be targeted on the priority need to deliver new community infrastructure (see Appendix C- Potential Local Projects).

4.11 The EWNP remains in place for the period stated i.e. until 2029. Should a revised or new Local Plan be implemented by BDBC, the EWNP will be reviewed by EWPC against the new Local Plan to ensure consistency. Any required changes will be communicated to the community.

St Thomas' Church Fete In Churchyard

5 Parish Description

5.1 The Parish of East Woodhay is situated in north west Hampshire, in the Borough of Basingstoke and Deane with a population of 2,915 (2011 census). See 'The Ward Profile of East Woodhay' on the BDBC website.

5.2 The Parish of East Woodhay includes the villages and hamlets of Woolton Hill and Broadlayings, Ball Hill, East Woodhay, Gore End, Heath End and Hollington, as well as the two conservation areas of North End and East End.

5.3 Woolton Hill is the local centre for health, education and sport. This results in residents from neighbouring parishes travelling to these facilities.

Woolton Hill Recreation Ground With St Thomas' Infants School In Background

History and Heritage

5.4 The Parish is rich in history. The earliest evidence of people living in the area goes between 10,000 BC and 4,000 BC. The Hampshire Sites and Monuments Record details a Mesolithic site in the Parish, and flint tools from the same period have also been found. Evidence of Neolithic occupation of this area has been unearthed and a stone axe was found in 1939.

5.5 The economy of the area relied on agriculture from Neolithic days up until the 1950s when the estates of Stargrove, Hollington, Hazelby, Malverleys, Woolton House, Tile Barn and Hayes were split up.

5.6 During the second half of the 20th Century, Woolton Hill took on a slightly more suburban appearance with large housing developments changing the character considerably. The south and west of the Parish retains a rural landscape.

5.7 There are 37 listed buildings spread throughout the Parish, all of which are Grade II Listed. East End and North End Conservation Areas were designated in 1992 by BDBC, in recognition of the special architectural and historic interest of these hamlets. (More detail in Section 9, Built Heritage Assets).

5.8 In addition to statutory designations, there are a number of non-designated Heritage Assets across the Parish. These include historic buildings, archaeological sites and historic landscapes that do not have statutory protection. However, despite the absence of designation, such assets still have heritage interest; they are therefore a material planning consideration when relevant planning applications are determined. (More detail in Section 9 - Built Heritage Assets).

5.9 There are no scheduled monuments (historic building or site listed by the Government) or World Heritage Sites within the Parish boundary.

5.10 The triangular village green in East End was once the site of the village stocks.

Landscape and Wildlife Habitats

5.11 The landscape is one of the Parish's most precious assets. The main landscape feature is the escarpment of the North Wessex Downs rising to Pilot Hill, the highest point in Hampshire at 286 metres. Most of the hillsides are grassland, although there is woodland on the steepest slopes. At the foot of the Downs are copses interspersed with fields, but towards the River Enborne there are fewer copses - hedgerows and individual trees become a more significant feature. The land form of the area, as well as the geology is complex including a number of clays in the low areas, changing to chalk downland in the south.

5.12 The Parish is almost wholly within the North Wessex Downs AONB. Designation of the North Wessex Downs as an AONB was completed in 1972, under the National Parks and Access to Countryside Act 1949. (See Map 2 within Section 7, Policy - Natural Environment). Within the Parish there are a large number of designated Sites of Importance for Nature Conservation (SINCs), which are protected under Policy EM4 of the Local Plan. Specifically, paragraph 1(d) of Policy EM4 provides that development will only be permitted if "there will be no harm to locally designated SINC's" (see also Section 7 below, Policy - Natural Environment).

5.13 There is also a National Trust owned woodland, The Chase, in the North East corner of the Parish.

Education

5.14 The Parish has a number of schools listed below, some of which have catchment areas stretching beyond the Parish boundaries.

Woolton Hill

5.15 Woolton Hill Junior School: approximately 180 pupils, ages 7 to 11 (2017 census) with playing fields.

St Thomas' Church of England Infant School: approximately 135 pupils, ages 5 to 7 (2017 census).

From September 2020 known as The Schools of Woolton Hill Federation.

5.16 Woolton Hill Pre-School: held in Woolton Hill Church Hall.

East End

5.17 St Martin's East Woodhay C of E Aided Primary School: approximately 129 pupils, ages 4 to 11 (2017 census) with a playing field.

Heath End

5.18 'Bright Sparks' Pre-School: held in East Woodhay Village Hall.

Churches

5.19 East Woodhay is divided into two Church of England parishes:

a) The Parish of Woolton Hill served by the church of St. Thomas the Apostle and churchyard. Woolton Hill Church Hall is overseen by the Parochial Church Council. A Community Café is held in the church once a week.

b) The Parish of East Woodhay served by the church of St. Martin of Tours and churchyard. The local organisation of St. Martin's Guild arranges an annual fete. Due to its fine acoustic properties, the church is used for music festivals and recordings.

5.20 Both churches are a significant resource to the community and the buildings and churchyards are much loved. A good number of local residents worship regularly and many more join worship at major festivals and expect to be able to be married in church, bring children for baptism or to hold funerals and possibly look to the local churchyard for burial. The churches have a significant role in supporting our church schools.

East Woodhay Neighbourhood Plan

Remembrance Service At East End

East Woodhay Cricket Club

Play Equipment At Heath End

Farm In Hollington

Recreation Facilities

5.21 Woolton Hill

a) Woolton Hill Church Hall - This recently refurbished and heavily utilised Hall has a capacity of 116 (seated).

b) Woolton Hill Sports Club - The tennis club, including table tennis, was established just after the Second World War, and consists of three floodlit tennis courts. The club owns the bulk of the land, with a small section being leased. This growing and heavily utilised club has a membership of approximately 250 people of all ages. It also has some additional 160 juniors attending for coaching.

c) Woolton Hill Argyle Football Club - This thriving club leases land from Woolton Hill Junior School, for pitch provision. The club has approximately 250 children enrolled. Hampshire Football Association awarded it Club of the Year in 2018 and it is a Standard Chartered Development Club (second highest award for grass root clubs).

d) Woolton Hill Junior School Playing Fields (3.2 acres) - Utilised by the school and Woolton Hill Argyle Football Club.

e) Woolton Hill Recreation Ground (1.6 acres) – Includes one junior football pitch, a public tennis court, a boules court, outdoor gym equipment, benches, an open space children's play area with equipment and a car park for 12 cars.

5.22 East End

a) East Woodhay Cricket Club - A family-oriented club, which celebrated its centenary in 2020 and leases its land on a 10 year lease, expiring in 2028. It has a vibrant junior section, expanding from 40 to approximately 100 over the last few years, with many of the children coming from local schools.

b) St. Martin's School with a small playing field.

5.23 Heath End

a) East Woodhay Village Hall - Recently refurbished and used for larger events, with a capacity of 150.

b) Heath End Recreation Ground - Includes a public tennis court and an open space children's play area with equipment.

5.24 The Parish has numerous footpaths and bridleways which are valued by the community. The East Woodhay Society and EWPC are and have been working on improving accessibility by replacing stiles with gates in order to improve access.

Local Business, Services and Employment

5.25 Farming is an important industry across the Parish along with game shooting and many equestrian related activities, including Gainsborough Stud in Woolton Hill.

5.26 As well as many self-employed traders, other businesses in the Parish include: two public houses, garden centre and cafe, garden machinery, garage and coachworks, engineering works, the Studland industrial estate, a village store (including post office) and a doctors' surgery.

Local Societies and Clubs

5.27 There are a number of thriving local societies and clubs which are listed in Spectrum, the local Parish Magazine. These include: East Woodhay Society, Twinning Association, Gardeners Club, History Society, East Woodhay Silver Band, Neighbourcare, Handbell Ringers, National Women's Register, Short Mat Bowls and Women's Institute.

East Woodhay Neighbourhood Plan

Meadowbrook Community Land

6 Vision and Objectives

6.1 The Vision and Objectives of the EWNP have been developed and refined to reflect the priorities of the community and help set out the future of the Parish. The Vision is the overall aim of the EWNP. The Objectives are more detailed, allowing the development of policies which will be used to comment on and determine planning applications. These policies are identified by the codes at the end of each Objective, which cross-refer to the policy overview below.

Vision

6.2 The Parish of East Woodhay, which includes the villages and hamlets of Woolton Hill and Broadlayings, Ball Hill, East Woodhay, Gore End, Heath End and Hollington, as well as the two conservation areas of North End and East End, will maintain its rural character. The landscape, views, green environment and built heritage will be protected. Existing local facilities and businesses will be supported. Residents of all ages will feel safe, participate in the community and be proud to live in the Parish.

Objectives

6.3 To maintain the rural nature of the Parish by ensuring all development is appropriate in scale and design. (HO1)

6.4 To recognise and enhance the distinct characteristics of the Settlement Policy Boundary of Woolton Hill, the Conservation Areas of North End and East End and the remainder of the Parish. (HO1, HE1, HE2)

6.5 To protect and enhance the natural environment and biodiversity. (NE1, NE3, NE4, NE5)

6.6 To protect the Key Views of the Parish which define its character and nature. (NE2)

6.7 To protect, enhance and conserve the Area of Outstanding Natural Beauty. (NE1, NE3, NE4, NE5)

6.8 To conserve and enhance the historic environment of the area. (HE1, HE2)

6.9 For new housing development to reflect community need with an emphasis on smaller homes in Woolton Hill. (HO1, HO2, HO3, HO4, HO5, HO6)

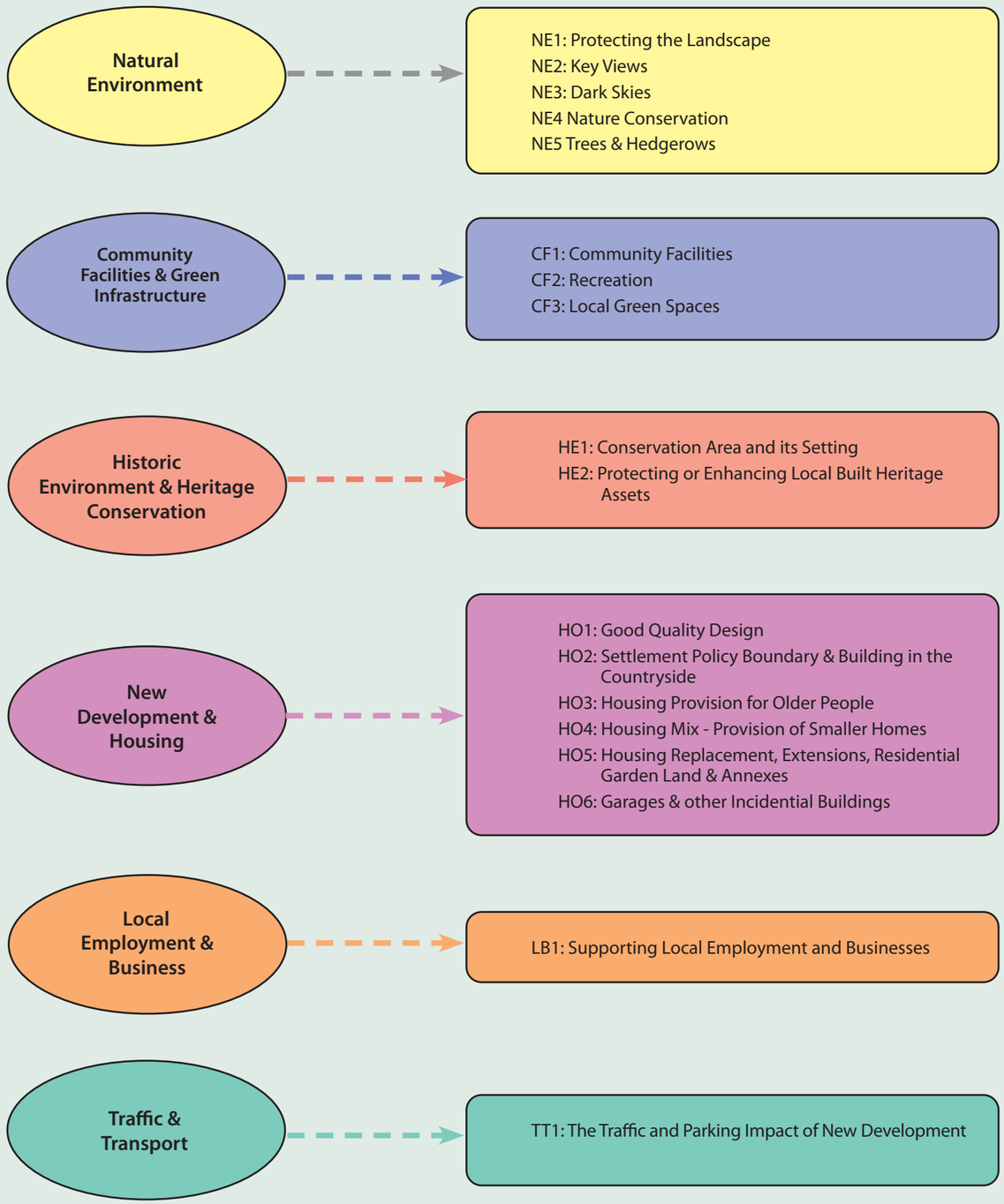
6.10 To support existing and appropriate new businesses. (LB1)

6.11 To protect and enhance community and recreation facilities and to ensure new appropriate facilities are in a suitable location. (CF1, CF2, CF3)

6.12 To manage the impact of new developments and change in land use on the local transport infrastructure. (TT1).

East Woodhay Neighbourhood Plan

6.13 The following Policies are covered in the next part of the document. All of these policies are preceded by a short explanation that summarises the policy intent. All are numbered with a prefix which relates to the policy area.



7 Policy-Natural Environment

The Parish Plan survey found the community's key focus is on preservation of the rural character of the area.

Landscape

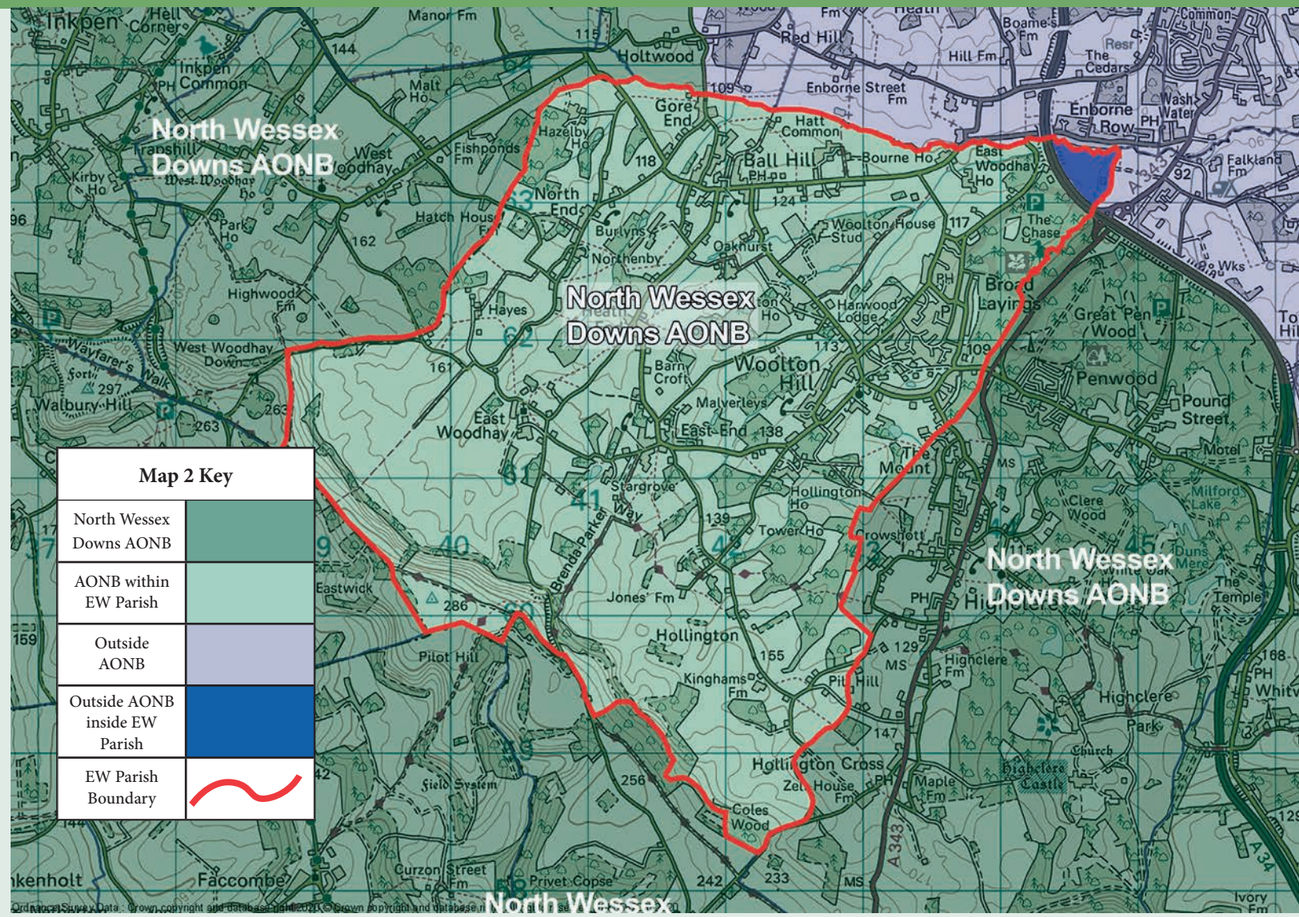
7.1 The primary purpose of designating an area as an AONB is, 'Conserving and enhancing the natural beauty of the area' (S.82 Countryside and Rights of Way Act (RoW) 2000). Consequently, account should be taken of the needs of agriculture, forestry and other rural industries and of the economic and social needs of local communities. Particular regard should be paid to promoting sustainable forms of economic and social development that in themselves conserve and enhance the environment.

7.2 Given that approximately 99% of the area of the Parish of East Woodhay lies within the North Wessex Downs AONB - see Map 2 and Appendix D (that shows a broader view of the Parish and the AONB boundaries in the context of the surrounding area) - planning applicants should consult the NPPF, which provides specific guidance in relation to an AONB, the Local Plan and refer to the North Wessex Downs AONB Management Plan, which sets out objectives and policies that planning applicants should apply to help conserve and enhance this nationally important landscape.

7.3 Protection of the North Wessex Downs AONB is important to the Parish so planning applicants should be aware, understand and recognise the character and sensitivities of an AONB landscape. Any application should demonstrate sensitivity to the heritage, natural environment, local economy and communities in developing planning proposals. The AONB team encourage and support pre-application discussions with planning applicants to enable the understanding and impact of their management policies on potential plans.

7.4 Paragraph 176 of the NPPF states, "Great weight should be given to conserving and enhancing landscape and scenic beauty in… Areas of Outstanding Natural Beauty", as they have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.

7.5 The AONB policies on development are underpinned by the NPPF. For example, the AONB approach to new housing is in line with national policy and is set out in the AONB Housing Position Statement. This states that, in general, strategic levels of new housing within the AONB should be avoided except in exceptional circumstances.



MAP 2 – Area of Parish in AONB

Between East End And East Woodhay

7.6 Only where it is necessary to meet appropriate local needs will new housing be supported by the AONB. This should be within existing settlements. High standards of design and siting of all new developments are essential. This should conserve and enhance the local landscape and character of the area.

7.7 Paragraph 176 of the NPPF also states, "The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas." Paragraph 177 goes on to state, "[Planning] Permission should be refused for major developments other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest."

7.8 In terms of existing provision, BDBC's Local Plan 2011-2029 contains a number of policies relating to environmental management, including:

a) Policy EM1 (Landscape) which requires new development to respect, conserve and enhance the elements of landscape character and visual amenity that contribute to its many qualities.

b) Policy EM4 (Biodiversity, Geodiversity and Nature Conservation) only permits development if significant harm to biodiversity can be avoided or (if that is not

possible) is adequately mitigated, and indicates that the weight given to the protection of nature conservation interests will depend on the national or local significance and any designation or protection applying to the site habitat or species concerned. This also supports Neighbourhood Plan Policy NE4 (Nature Conservation).

c) Policy EM5 (Green Infrastructure - a network of green spaces and other environmental features which provides a multi-functional green space resource) states that development proposals will only be permitted where they do not prejudice the delivery of this strategy or result in the fragmentation of the green infrastructure network by severing important corridors and links.

7.9 The ridgelines and scarps of the North Wessex Downs AONB should be retained as unspoilt natural features, and development should be sited so as to sit below them. On the sloping faces of the Downs, development could impact on the character of the Parish, so careful consideration should be given to the visual impact of such proposals. If screening is needed for new development, it should be in the form of new copses or groups of trees. Long linear rows of trees are not a common feature in the Parish and should be avoided with the exception of tree-lined streets within new developments.

Policy NE1: Protecting the Landscape

7.10 Any proposals for development in the Parish should recognise and seek to conserve and enhance the natural landscape, biodiversity and local character of the Parish. As such, the relevant policies within the current North Wessex Downs AONB Management Plan 2019-2024 must be followed. Future equivalent and succeeding AONB management documents must also be followed (as the Neighbourhood Plan covers the period beyond the present AONB Management Plan period). These include the following typical landscapes within the Parish for protection (as categorised in the Basingstoke and Deane Landscape Character Assessment May 2021):

a) The distinctive chalk Scarp area (the 'Clere Scarp Character Area' as categorised in the Basingstoke and Deane assessment) in the south of the Parish, creating a dramatic, recognisable horizon, with a high portion of woodland (oak and beech) interspersed with chalk grassland. This area constitutes all the Key Views. (Policy NE2).

b) The Lowland Mosaic - a mosaic of established broad leaved woodlands and hedgerows, mixed farmland and paddocks ('Highclere and Burghclere Character Area' as categorised in the Basingstoke and Deane assessment).

7.11 Planting schemes should reflect native species found locally within the Parish, especially oak and beech trees and these should be planted in groups rather than linear arrangements, with the exception of tree lined streets within new developments (NPPF July 2021 paragraph 131) or along existing streets.

7.12 Buildings should be sited so that they are viewed to sit below the ridgelines and scarps of the Downs and should maximise the use of existing and enhanced tree cover. Visual impact of any development on the sloping face of the Downs should be carefully controlled, due to the potential for adverse visual impact within the Parish.

East Woodhay Neighbourhood Plan

Key Views

7.13 The Parish of East Woodhay is set within a rural landscape. The majority of settlements across the Parish offer many views to surrounding hills. National Trails such as the Wayfarer's Walk and the Test Way cross the Parish.

7.14 The EWNP identifies Key Views within and around the Parish. Appendix A includes a Key Views Description for each of those specifically identified views. The purpose of identifying these Key Views is to identify scenes and landscape that notably contribute to the character and sense of place or local distinctiveness in order that this can be conserved for the future. This is to prevent development proposals that will obscure a view by way of its scale, massing or height. Development proposals that impact on key views and gateways into and out of the Parish, see Key View Maps 3 to 7, must demonstrate how they respond positively to these views.

7.15 When considering Key Views reference has been made to the Basingstoke and Deane Landscape Character Assessment (BDLCA), May 2021- and the North Wessex Downs Area of Outstanding Natural Beauty, Integrated Landscape Character Assessment, Technical Report, March 2002. With reference to these documents, the Key Views within the EWNP are defined using the following criteria:

c) Be accessible and visible from either footpaths or lanes.

d) Be 'long views to and from the scarp'.

e) Demonstrate 'well-treed' and 'mixed farmland'.

f) Demonstrate 'the sense of a rural, sparsely settled area with visible development limited to occasional traditional farmstead'.

7.16 Development will be resisted if it would undermine the visual integrity of a number of Key Views that contribute to defining the character of the Parish and its landscape setting.

7.17 Key Views are identified on the following Maps 3 to 7 and shown in adjacent photographs:

Map 3, View 1 - Parish Field to Wayfarers

Map 3, View 2 - From Brenda Parker Way looking SW

Map 4, View 3 - From Hollington towards W

Map 4, View 4 - From Heath End looking SW

Map 5, View 5 - From East Woodhay looking SW

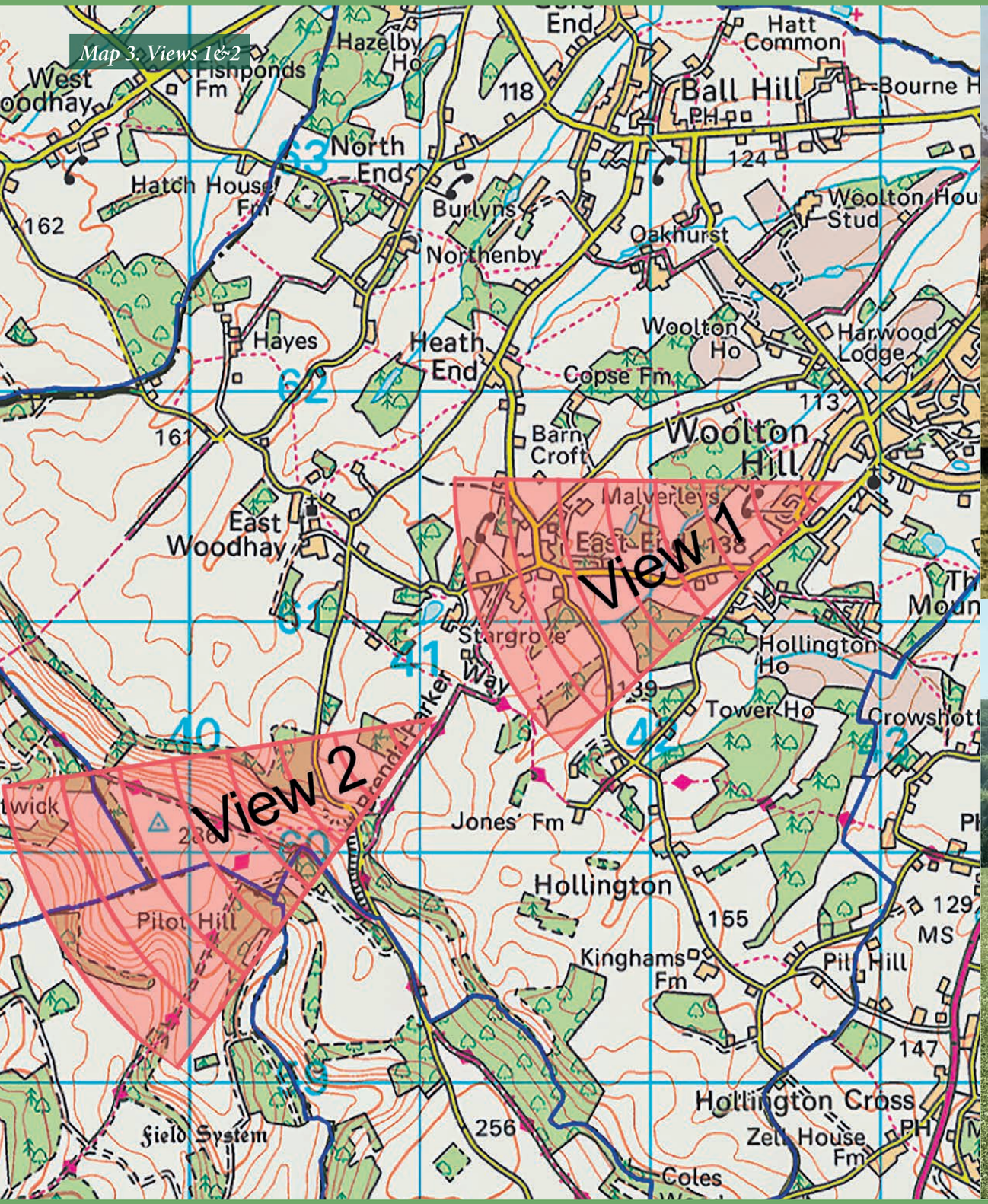
Map 5, View 6 - From East Woodhay looking NE

Map 6, View 7 - From East Woodhay looking West

Map 6, View 8 - From Wayfarers Walk looking NE

Map 7, View 9 - From North End looking SW

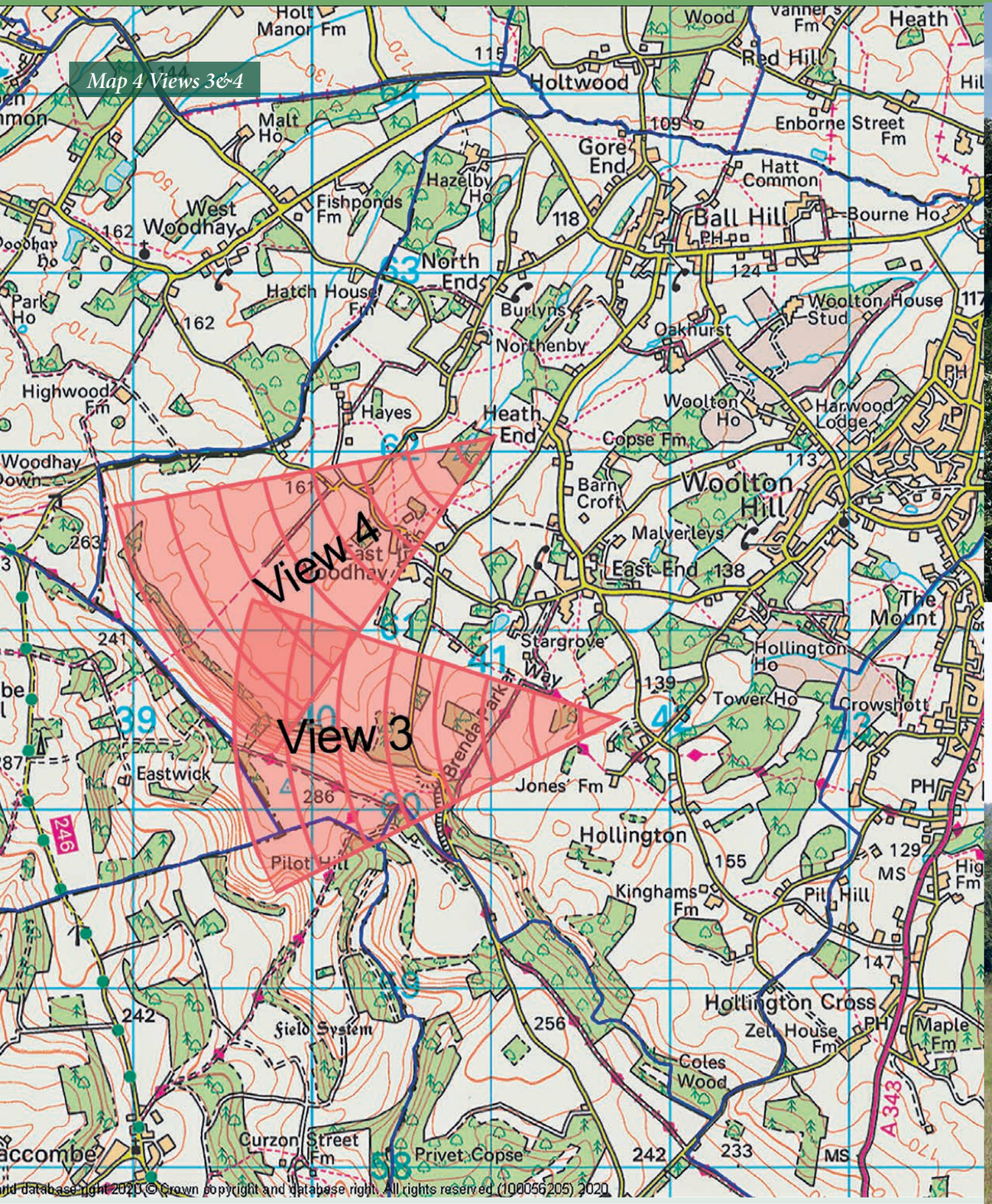
Map 7 View 10 – From Hollington looking W/SW



Map 3. Views 1&2

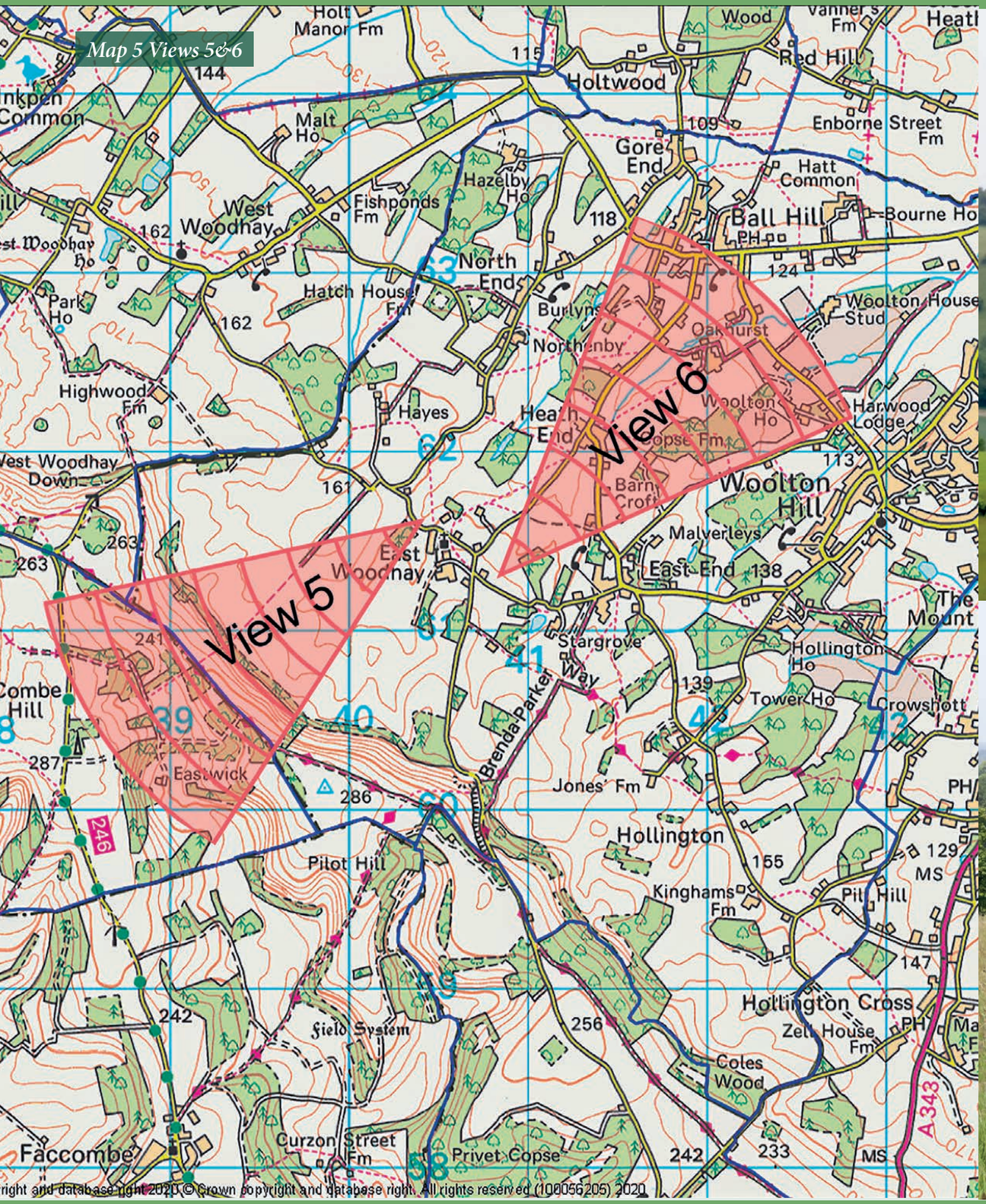
View 1 Parish Field to Wayfarers

View 2 - From Brenda Parker Way looking SW



View 3 - From Hollington towards W

View 4 - From Heath End looking SW



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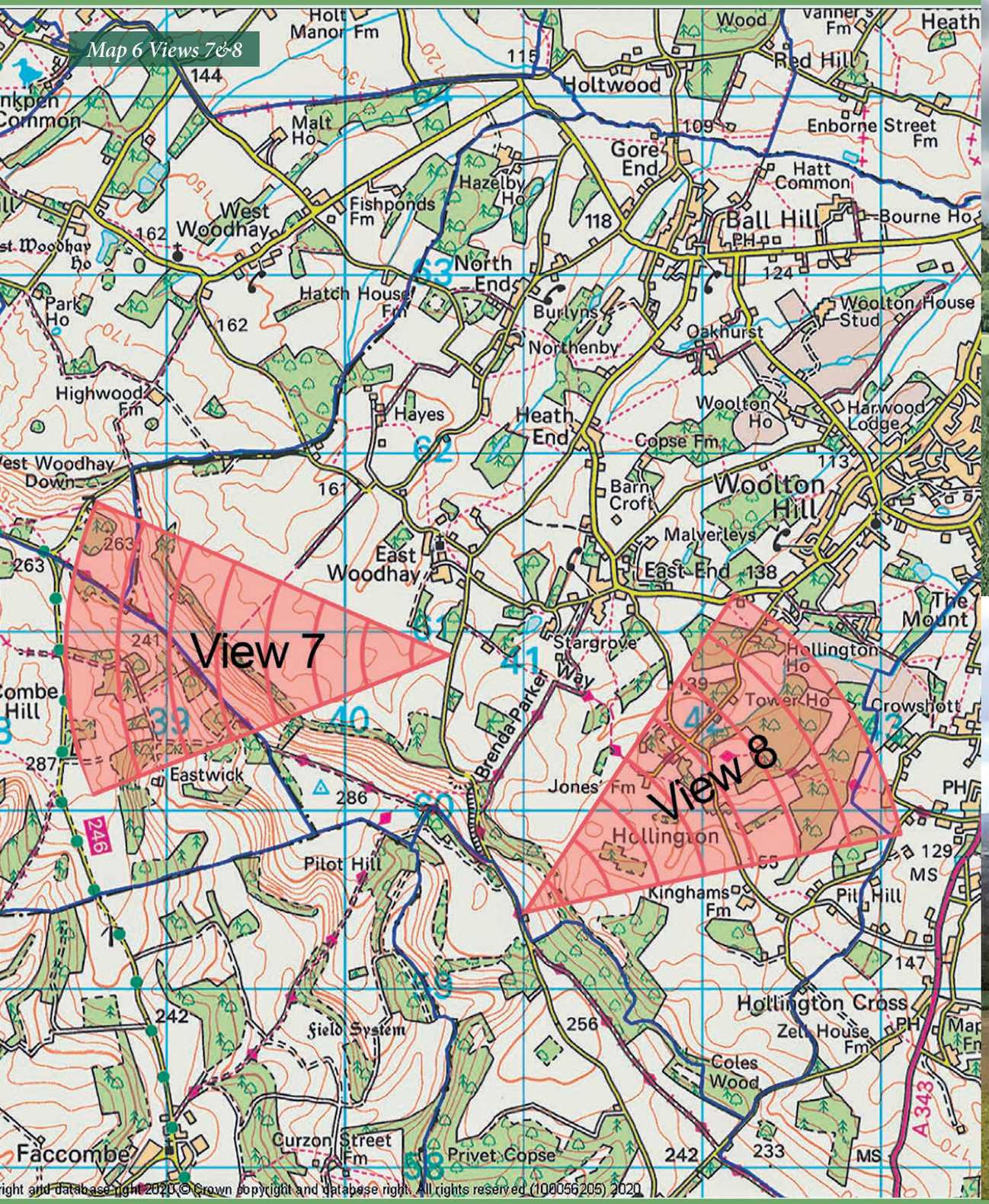
View 5 - From East Woodhay looking SW

View 6 - From East Woodhay looking NE

East Woodhay Neighbourhood Plan



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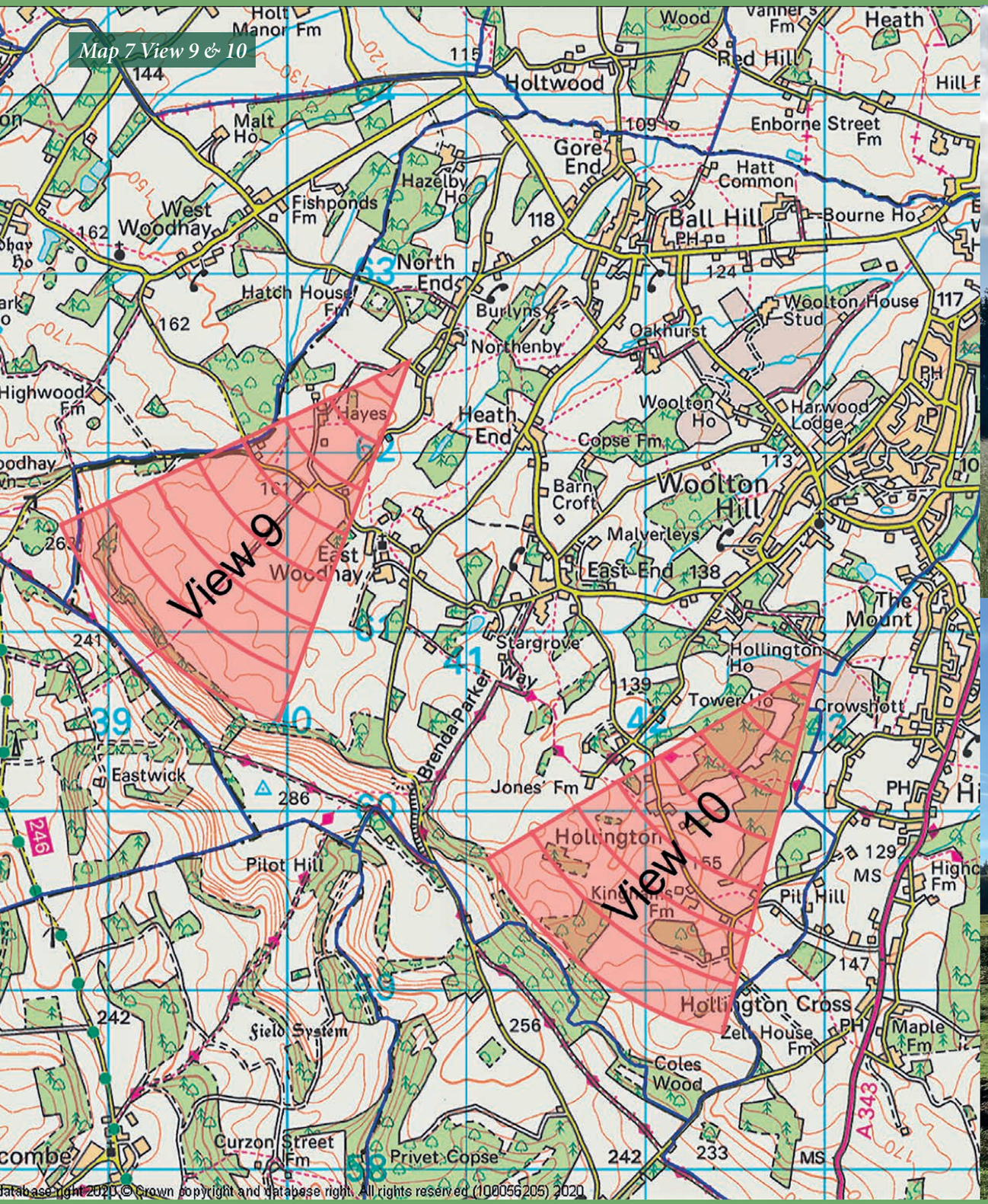
View 7 - From East Woodhay looking West

View 8- From Wayfarers Walk looking NE

East Woodhay Neighbourhood Plan

Map 7 View 9 & 10



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View 9 - From North End looking SW

View 10 - From Hollington Farm footpath looking Sout h West

Policy NE2: Key Views

7.18 Development proposals within the Parish which are located within or immediately adjoining a Key View, identified on Maps 3-7, will only be supported if it can be demonstrated that the key features of the view can continue to be enjoyed, including distant buildings and areas of landscape.

7.19 Proposals will not be supported which compromise or undermine a Key View.

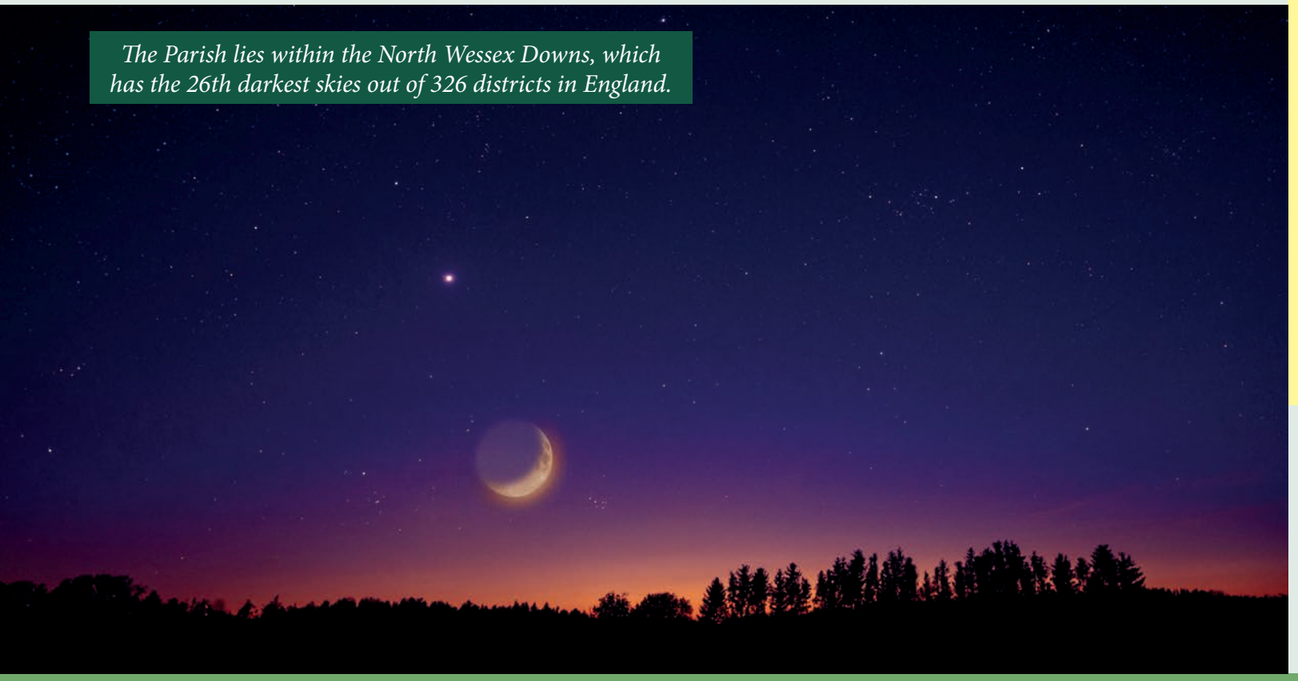
Dark Skies

From the Parish Plan survey, 57% of residents were against any more street lighting, compared with 22% who were in favour.

7.20 Dark skies add to the beauty, tranquillity and sense of remoteness of a place. Increasingly artificial light is reducing our ability to see dark skies. The Parish lies almost entirely within the North Wessex Downs AONB that has significant areas of dark skies. Indeed 15% of the North Wessex Downs skies are as dark as any in the country, with an additional 58% that are significantly dark (North Wessex Downs 'Dark Skies').

7.21 Paragraph 185c of the NPPF seeks to, "Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". Chapter 7 (Development), Paragraph 7.15 of the North Wessex Downs Management Plan 2019-2024, states, "The sense of remoteness and tranquillity is fundamental to the character of the North Wessex Downs AONB. It is central to the enjoyment and appreciation of the landscape."

7.22 It goes on to state, "Dark night skies in the AONB contrast dramatically with surrounding urban areas. The absence of artificial light allows the full majesty of the night skies and stars to be appreciated unimpeded by the night time glow of our major urban areas. Light pollution can impact on wildlife,



The Parish lies within the North Wessex Downs, which has the 26th darkest skies out of 326 districts in England.

such as foraging bats."

7.23 Within the ANOB Management Plan the impact of external lighting is regarded as a key issue impacting dark skies (Section 7.37 Key Issues, Issue (g) Impact on dark skies). It is noted as an AONB policy to avoid and reduce light pollution (Section 7.39, AONB Policies: Development, DE08), supported by its own guide on external lighting.

7.24 The three main types of light pollution are:

a) Sky glow - the orange glow we see around urban areas caused by a scattering of artificial light by dust particles and water droplets in the sky.

b) Glare - the uncomfortable brightness of a light source when viewed against a darker background.

c) Light trespass - light spilling beyond the boundary of the property on which a light is located.

7.25 Street lighting is only within the Parish Settlement Policy Boundary (SPB) and is limited to a few roads. Recent housing developments do not have street lights. Development proposals should include provisions for conserving dark skies and street lighting will be discouraged in new developments. Any lighting proposals should have regard to the guidance set out in the AONB guide.

Policy NE3: Dark Skies

7.26 Development proposals that include external lighting must have regard to the guidance set out in the 2021 publication 'Dark Skies of the North Wessex Downs – A Guide to Good External Lighting.'

7.27 Development proposals will only be permitted where they limit or mitigate the impact of light pollution, support the integrity of the dark night skies and show that the following criteria can be achieved:

a) It will have no significant adverse effects (individually or cumulatively) to the character of the area, including views into and out from the AONB.

b) any adverse impacts that cannot be avoided are mitigated with suitable measures.

c) It will not have any adverse impacts on the habitats of protected species.

d) Light levels are the minimum required for essential security and working purposes.

e) The potential for glare and spillage is kept to a minimum, especially where they may impact on the AONB.

7.28 Where appropriate, conditions will be imposed that will seek to control the times of external illumination.

Nature Conservation

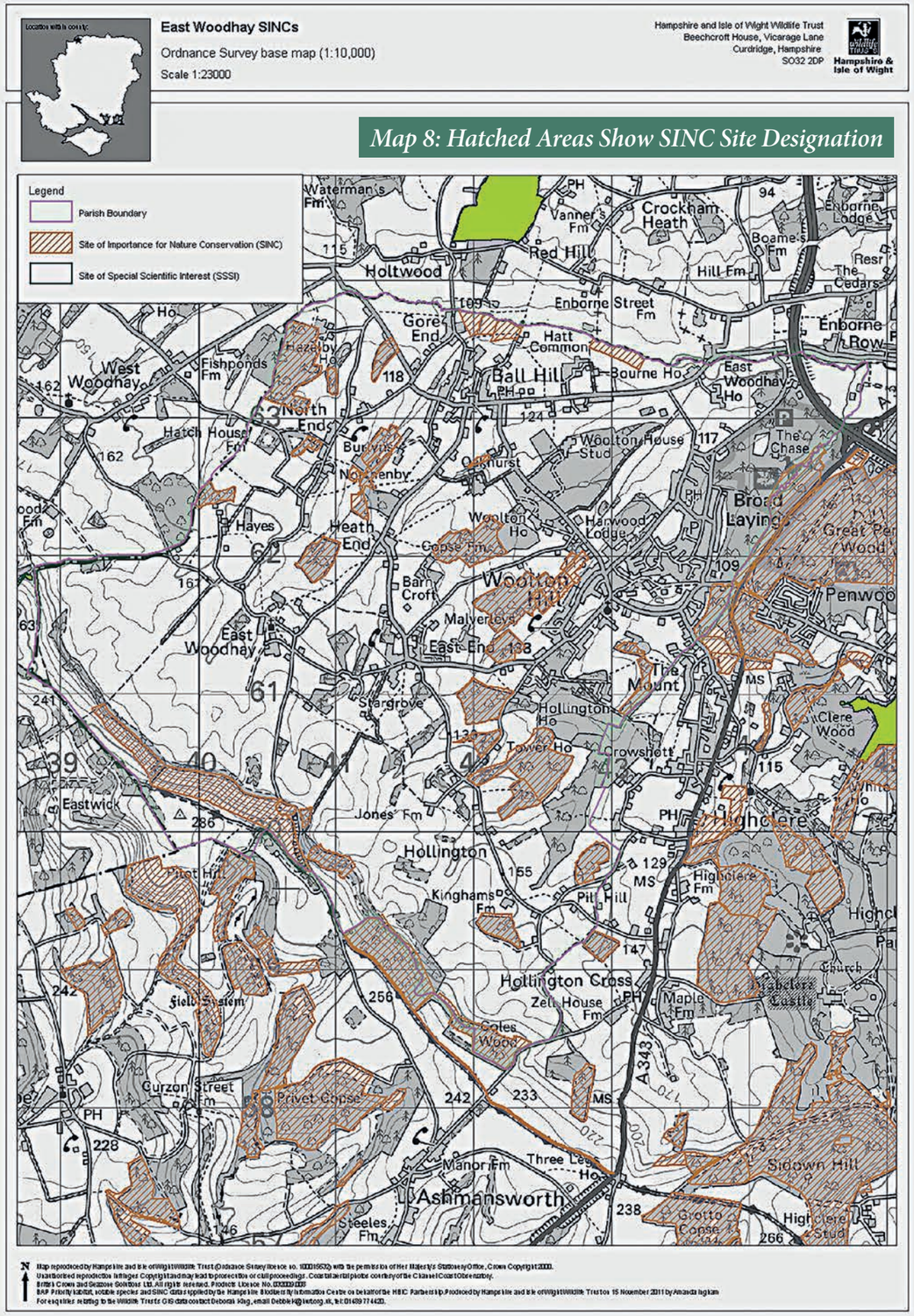
7.29 Paragraph 179 of the NPPF deals with protecting and enhancing biodiversity and geodiversity. It states that to do so plans should,"Identify, map and safeguard components of local wildlife-rich habitats… promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species… and identify and pursue opportunities for securing measurable net gains for biodiversity."

7.30 Nature Conservation in the Parish is vital. Important habitats and landscapes are identified in the Basingstoke and Deane Green Infrastructure Strategy (2018-2029), their Living Landscapes Strategy (2014), policy EM4 of the Local Plan (Biodiversity, Geodiversity and Nature Conservation) and the Landscape Character Assessment May 2021. Planning applications should have regard to these documents.

7.31 In December 2018 BDBC adopted a new Landscape, Biodiversity and Trees SPD. This supports the implementation of the Local Plan policies EM1, EM4 and EM5 through a series of principles which will be a material consideration for any development proposals within the Parish.

7.32 There are no Sites of Special Scientific Interest (SSSI) within the Parish area. However there is an SSSI Impact Zone encompassing some of the land comprising Knights Farm in Knights Lane, and land to the North of Studland Industrial Estate in Gore End Road. There are several SSSIs located adjacent to East Woodhay: Highclere Park, West Woodhay Down and Redhill Wood.

Wild Daffodils By The Boardwalk In Woolton Hill



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BAP Priority habitat, notable species and SINC data supplied by the Hampshire Biodiversity Information Centre on behalf of the HBIC Partnership. Produced by Hampshire and Isle of Wight Wildlife Trust on 15 November 2011 by Amanda Ingham
For enquiries relating to the Wildlife Trust's GIS data contact Deborah Wag, email Debbie.k@iwtrust.org.uk, tel: 01489 774420.

Map 9:
Areas Of Ancient Woodland shown in brown

7.33 Within the Parish there are a large number of Sites of Importance for Nature Conservation (SINCs) recorded by the Hampshire Biodiversity Information Centre (HBIC), which are also known nationally as wildlife sites (Map 8). Designating a SINC raises awareness of its importance for wildlife, particularly with regard to planning and land management decision-making.

7.34 There are 41 Biosites (Appendix B) for which HBIC holds biological survey information within the Parish. Each one has been surveyed at least once since 1984. Consequently, HBIC has an extensive database of habitat and higher plant data for the Parish; this includes information on vascular plants, birds, butterflies and moths. Many of these sites are privately owned and not open to the public, but nevertheless there is an important need to ensure they are correctly maintained.

7.35 There are a number of areas of Ancient Woodland (Map 9). They are critical for wildlife (which include rare and threatened species), soils, recreational value and cultural, historical and landscape value.

7.36 These areas of SINCs, Biosites and Ancient Woodland are important to identify and promote, to ensure they are safeguarded and biodiversity is encouraged within the Parish.

7.37 In addition to these designated sites, the Parish is rich in wildlife, including wildlife corridors (an area of habitat connecting wildlife populations separated by human activities or structures such as roads and built development). These include waterways and hedgerows and need to be protected.

7.38 The NPPF at paragraph 174 (d) requires, "Planning policies and decisions should contribute to and enhance the natural and local environment by… minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures..." Applicants will be required to demonstrate how the design has taken into account its potential impact on local habitats and species. They will also be required to ensure that appropriate measures are put in place to protect wildlife and take every available opportunity to enhance biodiversity and important habitats. Landscaping schemes will be required to use native species for planting schemes, particularly those found locally.

7.39 Where Sustainable Drainage Systems (SuDS) are required to serve new developments, every opportunity to link them into habitats should be taken.

Wild Garlic Between East End And East Woodhay

Policy NE4: Nature Conservation

7.40 Any development, including extensions, should endeavour to protect and enhance existing natural features of sites and enhance biodiversity. Provision of appropriate species-related measures will be required, including swift bricks, bat and owl boxes and the incorporation of native species into landscaping schemes.

7.41 Any development over 0.1ha will need to show measurable net gains for biodiversity. This should be achieved via a habitat enhancement scheme delivered through a Biodiversity Management Plan.

7.42 The extent of any net gain in biodiversity for any development should be in accordance with national policy.

7.43 Development proposals will only be permitted if significant harm to biodiversity and / or geodiversity resulting from a development can be avoided or, if that is not possible, adequately mitigated.

7.44 Ecological network mapping, as featured within the BDBC Landscape, Biodiversity and Trees SPD (December 2018), should be taken into account when looking to place a development. This will indicate the best areas for habitat restoration possibilities and be borne in mind when presenting any planning proposals with relation to habitat protection and enhancement.

7.45 Development will need to show no adverse impacts on any designated SINC sites and no loss or deterioration of key habitats.

7.46 Opportunities should also be taken by developers and landowners to link sustainable drainage solutions in new development to complement nature conservation objectives.

Trees and Hedgerows

7.47 Trees, copses and hedgerows perform a key role in defining the character of the Parish, providing a setting for both the landscape and the built environment, as well as being important for their biodiversity value. Hedgerows that link up habitat patches (wildlife corridors) have a conservation value in their own right and should be protected. It is important to note the excellent work which our farming community do to maintain and protect these precious assets.

7.48 There are a number of areas of Ancient Woodland in the Parish. Ancient Woodlands take hundreds of years to establish and are defined as an irreplaceable habitat. NPPF paragraph 180 and Local Plan Policies NE3 and NE4 highlight that any planning decision must assess impacts on Ancient Woodland.

7.49 Furthermore, NPPF Paragraph 180 (c) also states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons.

7.50 The North Wessex Downs AONB Management Plan states that planning applications resulting in the loss of rural character (e.g. loss of native hedgerows) would be opposed by the AONB, subject to detailed consideration.

7.51 One of the defining characteristics of the Parish is that roads and house plots are often lined with hedgerows rather than walls and fences. Many of the gardens and public spaces have mature trees, enhancing the rural character of the Parish. Some of these will have historic significance. Whilst it is acknowledged that in order to facilitate development, such as new houses, there may be a necessity to remove hedgerows and trees, this should be done with minimal loss of vegetation. Planting schemes

will be expected to replace and enhance hedgerows and trees wherever possible.

7.52 Recognising that hedgerows and trees hold a very high level of importance in defining the character of the Parish, development proposals should consult BDBC's Landscape, Biodiversity and Trees SPD (2018); this addresses how landscape, biodiversity and tree considerations should inform new development. In particular, Section 6 Trees, Woodlands and Hedgerows should be consulted. Any planning design will need to ensure that development integrates with trees, rather than conflicting with their current and future growth.

7.53 For example within the SPD (Landscape, Biodiversity and Trees 2018) guidance is given that any development should ensure adequate space is given to retained trees, woodland and hedgerows to allow for their retention. Adequate separation of trees from development will need to be provided from windows to allow natural daylight into buildings. For large growing trees such as ash, sycamore and oak, there should be a separation from buildings of at least 4m from the edge of the ultimate canopy spread, when viewed from above. A minimum buffer of 20 metres should be provided between the edge of any woodland/tree belt and the development.

7.54 The SPD (Landscape, Biodiversity and Trees 2018) also gives guidance on Important hedgerows. It states these should be given a minimum 5 metre buffer distance between the hedgerow and the development (including gardens), unless it can be demonstrated that adverse impacts on the hedgerow habitat can be satisfactorily addressed if a lesser distance is applied.

7.55 In Section 6 (Trees, Woodlands and Hedgerows) of the SPD (Landscape, Biodiversity and Trees 2018) it states that a tree survey must be performed for all residential developments of more than 5 dwellings (gross) and major non-residential development.

7.56 The engagement of a professional arboriculturist is strongly recommended to help identify tree impacts, to understand the guidance in the SPD (Landscape, Biodiversity and Trees 2018) and to achieve a sustainable development.

7.57 The Parish is fortunate to have many miles of ancient woodland, including hedgerows, as well as significant numbers of trees with Preservation Orders; trees are also protected within the Conservation Areas. Owners of protected trees must not carry out, cause or permit the carrying out of any prohibited activities without prior planning consent from the Local Authority.

Policy NE5: Trees and Hedgerows

7.58 Development proposals should seek to protect hedgerows or trees that are of good quality or perform a wider ecological function.

7.59 Development proposals should have regard to guidance in BDBC Landscape, Biodiversity and Trees SPD 2018.

7.60 Development proposals will be expected to protect and retain important trees, copses and hedgerows. Where loss of trees, copses and hedgerows is unavoidable, replacement planting of equivalent species and amenity value should be incorporated into the proposal.

7.61 Recognising the importance of trees in the Parish landscape, any development should ensure adequate space is given to retained trees, woodland and hedgerows to allow for their retention.

7.62 Development proposals will be expected to include tree-lined streets unless in specific cases there are clear justifiable and compelling reasons why this would be inappropriate.

East Woodhay Neighbourhood Plan

8 Policy - Community Facilities & Green Infrastructure

Near Burlyns, Ball Hill

87% of respondents to the EWNP Survey, stated that the EWNP should cover Green Spaces. The survey also identified good quality community facilities and retention of existing retail outlets as the second and third most important issues to residents. The key priority was identified as retaining existing facilities.

Community Facilities

8.1 In Paragraph 84 (d) of the NPPF it is stated, "Planning policies and decisions… should enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship." Further, at paragraph 93 (Promoting healthy and safe communities) the NPPF states, "To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should… plan positively for the provision and use of shared spaces, community facilities…".

8.2 Within BDBC's Local Plan, Section 5 (Community Needs), two policies in particular should be referenced by any development that impacts essential facilities and services within the Parish. These are CN7 (Essential Facilities and Services) and CN8 (Community, Leisure and Cultural Facilities). These policies list criteria against which the loss or provision of essential facilities and services, community, leisure and cultural facilities should be assessed and support improvement of existing facilities. These policies focus on sustaining and enhancing the vitality and viability of the Parish, through the provision and enhancement of community facilities and services.

8.3 This section of the EWNP considers these facilities in the context both of open spaces and buildings.

8.4 There are a wide range of community activities within the Parish, making use of particular community buildings, such as the local halls and pubs. These include networks such as the Gardening Club, The History Society, Women's Institute, Twinning Society, East Woodhay Society, Bowls Club and the Village Market. The present facilities support and encourage this vibrant range of organisations and events.

8.5 It is essential that these facilities remain in use and are well supported to encourage a sense of community. It is recognised that they will each be subject to their own contractual obligations which will determine the way they operate. Closure of any of these facilities would undermine this sense of community, as well as resulting in additional car journeys. Accordingly, conversion or demolition of any of the facilities listed below, to a use which is not for the community, will only be permitted where it would not result in either the loss of or significant harm to a community facility. The EWNP supports the Sports Club, Cricket Club and Football Club remaining in their current locations. BDBC's Local Plan, Section 5 (Community Needs), paragraph 5.66 lists community facilities and services that are defined as essential and covered within the policy area. These include (including the related Parish facilities):

a) Retail - Shops and post offices - Woolton Hill Village Store and Post Office
b) Health Care Facilities- Woolton Hill Surgery
c) Social - pubs - Rampant Cat and Furze Bush Inn
d) Places of Worship - St. Thomas' Church and St. Martin's Church
e) Community Buildings - East Woodhay Village Hall and Woolton Hill Church Hall

8.6 Some of the community facilities are not covered by Policy CF1 below, as they are identified in Policy CF3 as Local Green Space. Policies for managing development within a Local Green Space should be consistent with those for Green Belts. This is a higher level of restriction on development on these

sites than that specified for community facilities in Policy CF1. Therefore, a number of facilities have been put under Policy CF3, Local Green Space (thus preventing any internal conflict in the Plan). For example church yards have been included within Policy CF3.

Policy CF1: Community Facilities

8.7 Community Facilities include (the general locations of these are shown in Map 29 and the detailed locations shown in the maps indicated below):

a) St Thomas' Church (excluding Churchyard) See Map 10
b) St Martin's Church (excluding Churchyard) see Map 11
c) Woolton Hill Church Hall See Map 10
d) East Woodhay Village Hall See Map 12
e) Woolton Hill Village Stores and Post Office See Map 13
f) Woolton Hill Surgery See Map 14
g) Pubs (Rampant Cat See Map 15 and Furze Bush Inn See Map 16)
h) Yew Tree Garden Centre and Coffee Shop See Map 17
i) Woolton Hill Sports Club See Map 18

8.8 Proposals that will result in the unnecessary loss of a community facility such as those listed above, will be resisted, unless it can be clearly demonstrated that the use of the building and ancillary land is no longer viable, or that the use can be satisfactorily relocated.

8.9 Proposals to extend or improve the viability of a community facility by way of an extension, partial replacement or redevelopment of buildings, structures and land, will be supported. This is provided the design of the scheme respects heritage features, the street scene and the resulting increase in use and will not have a negative impact on the amenities of adjoining residential properties.

8.10 Proposals for new facilities will be supported within the SPB identified on Map 33; or, exceptionally, will be considered outside the SPB where there is a demonstrated community need.

Green Infrastructure

8.11 Green Infrastructure is an interconnected network of natural areas and other green open spaces that is integral to the health and quality of life of people in the local community and which supports and enhances natural and ecological processes. This benefits the community and the environment by providing attractive environments for outdoor recreation and exercise; a sense of place; biodiversity enhancement; and other environmental benefits. Within the Parish there are areas of Green Infrastructure which have importance to the community; some are equipped to provide play areas, whilst some are integral to the rural character of the Parish, with some providing recreational opportunities such as walking.

8.12 A standard of 0.5m^2 per person for equipped play areas in all areas is set within BDBC's Local Plan. Within this rural Parish, the provision of equipped play areas falls well below this target (BDBC's Green Infrastructure Strategy 2013). Accordingly, any planning applications which result in the loss of any of the play areas will be strongly resisted.

8.13 In order to increase the provision of Green Infrastructure in line with a growth in population, any development must provide appropriate additional green spaces, including play areas, in line with

Local Plan policy. Such provision may also help to increase the overall amount and reduce the deficit, if considered appropriate, although this would not be a requirement of any planning permission. However, in some cases, due to the nature of the locations, an increase in multi-functional green space, including equipped play areas, may not be possible. In this case EWPC will seek other opportunities to improve existing play space facilities and green space provision, by maximising their functionality and potentially increasing the amount and range of play equipment.

8.14 The CIL is a charge which can be levied by local authorities on new development in their area. Therefore, a contribution will be requested towards enhancement on small developments where the CIL Regulation 123 list has identified a project that can be fully funded. The CIL Regulation 123 list sets out those infrastructure projects or types of infrastructure that BDBC, as the CIL charging authority, may wholly or partly fund by the levy.

Policy CF2: Recreation

8.15 New developments will be required to provide new and/or enhance existing green space and play space in line with BDBC's Green Infrastructure Strategy (2018-2029).

8.16 Developments will only be permitted where all existing community play areas and facilities are retained or appropriate replacement facilities are relocated elsewhere.

Local Green Space Designation

8.17 Paragraph 101 of the NPPF states, "The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them."

8.18 The proposed designations are in accordance with the requirement in Paragraph 100 of the NPPF:

a) The green space is in reasonably close proximity to the community it serves.
b) The area is demonstrably special to a local community and holds a particular local

Walking group in The Chase

significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

c) The area concerned is local in character and is not an extensive tract of land.

8.19 Local Green Spaces are defined using the criteria in the NPPF and the Local Plan. The Local Plan (paragraph 6.31) defines Multi-Functional Green Space as, "Green space which acts as a focus for the community, contributes to community cohesion and development, landscape conservation, biodiversity conservation, visual amenity and tranquillity, environmental sustainability, active and passive recreation and the local economy". The important woodland area of the Chase, in Woolton Hill, was also considered as a Local Green Space, but this is regarded as being too large for the designation. It is also already protected by the ownership being with the National Trust.

8.20 Local Multi-Functional Green Space is defined in the table on the next page and has been justified against the requirements of the NPPF:

Policy CF3: Local Green Spaces (see location maps below)

8.21 The following areas are designated as Local Green Spaces (the general locations for these are shown in Map 30 and the detailed locations shown in the maps indicated below):

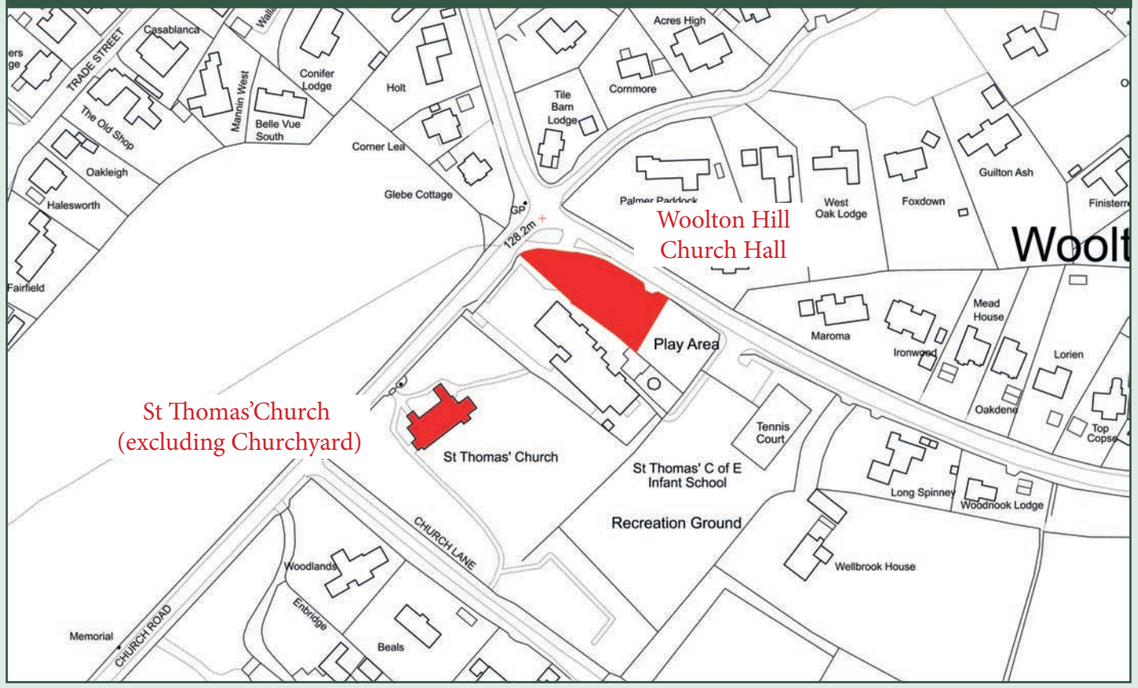
a) Parish Field including Brownies Corner See Map 19
b) Woolton Hill Recreation Ground See Map 19
c) St Thomas' Churchyard See Map 19
d) St Martin's Churchyard See Map 20
e) Woolton Hill Junior School playing fields See Map 21
f) St Martin's CoE School playing fields See Map 22
g) Meadowbrook Community Land and 'Kickabout' area See Map 23
h) Meadowbrook Strip by Tile Barn Row See Map 24
i) Harwood Rise Green Space See Map 25
j) Heath End Recreation Ground See Map 26
k) Leased land of East Woodhay Cricket Club See Map 27
l) East End Triangle See Map 28

St Martin's Churchyard

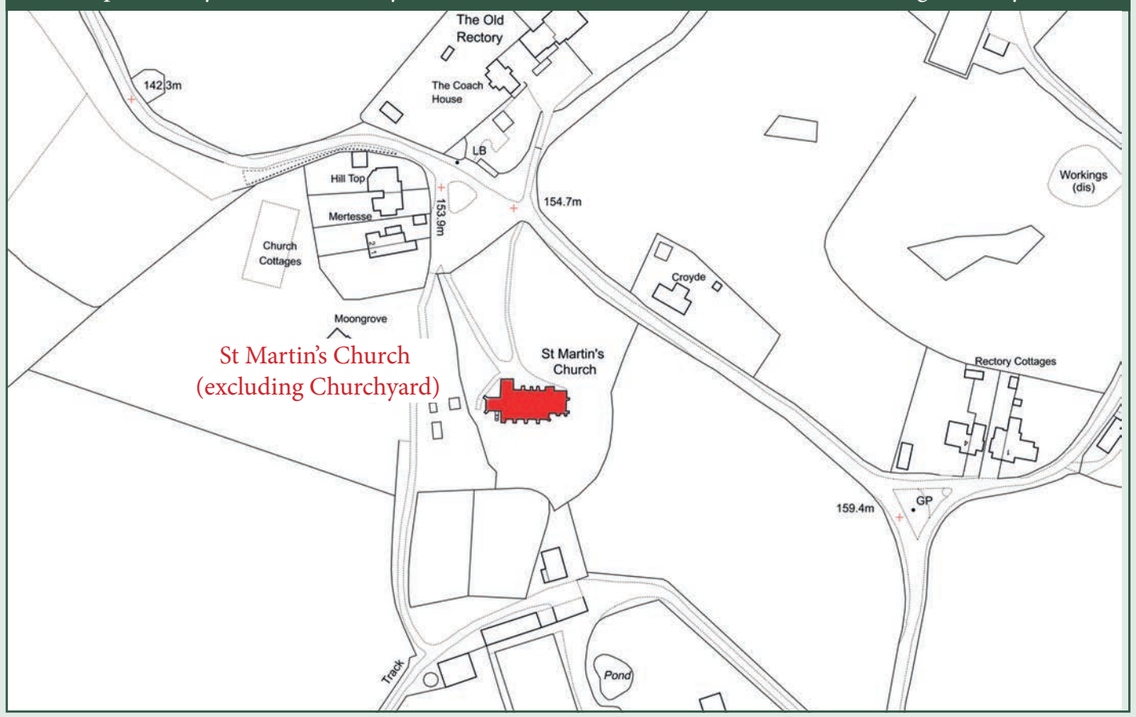
East Woodhay Neighbourhood Plan

Local Greenspace Criteria (NPPF)	Historic Significance	Focus for Community	Community Cohesion and Development	*Demonstrably special to the community*					Is site Extensive ?
				Environmental Sustainability	Landscape Conservation	Active and Passive Recreation	Visual Amenity and Tranquillity	Biodiversity Conservation	
Parish Field including Brownies Corner -map19	Y	Y	Y	Y	Y	Y	Y	Y	N
Woolton Hill Recreation Ground-map19	N	Y	Y	N	N	Y	N	N	N
St Thomas' ChurchYard-map19	Y	Y	Y	Y	Y	N	Y	Y	N
St Martin's Churchyard-map 20	Y	Y	Y	Y	Y	N	Y	Y	N
Woolton Hill Junior School Playing Fields (Leased to Woolton Hill Argyle Football Club)-map 21	N	Y	Y	N	Y	Y	N	Y	N
St Martin's CoE SchoolPlaying Fields-map 22	N	Y	Y	N	Y	Y	Y	N	N
Meadowbrook Community Land & 'kick about' area-map 23	N	Y	Y	Y	Y	Y	Y	Y	N
Meadowbrook strip, including tree line, adjacent to Tile Barn Row map 24	N	Y	N	Y	Y	N	Y	Y	N
Harwood Rise Green Space map 25	N	Y	Y	Y	Y	Y	Y	N	N
Heath End RecreationGround map 26	N	Y	Y	Y	N	Y	Y	Y	N
Leased Land of East Woodhay Cricket Club map 27	N	Y	Y	Y	N	Y	Y	Y	N
East End Triangle map 28	Y	Y	Y	Y	Y	N	Y	Y	N

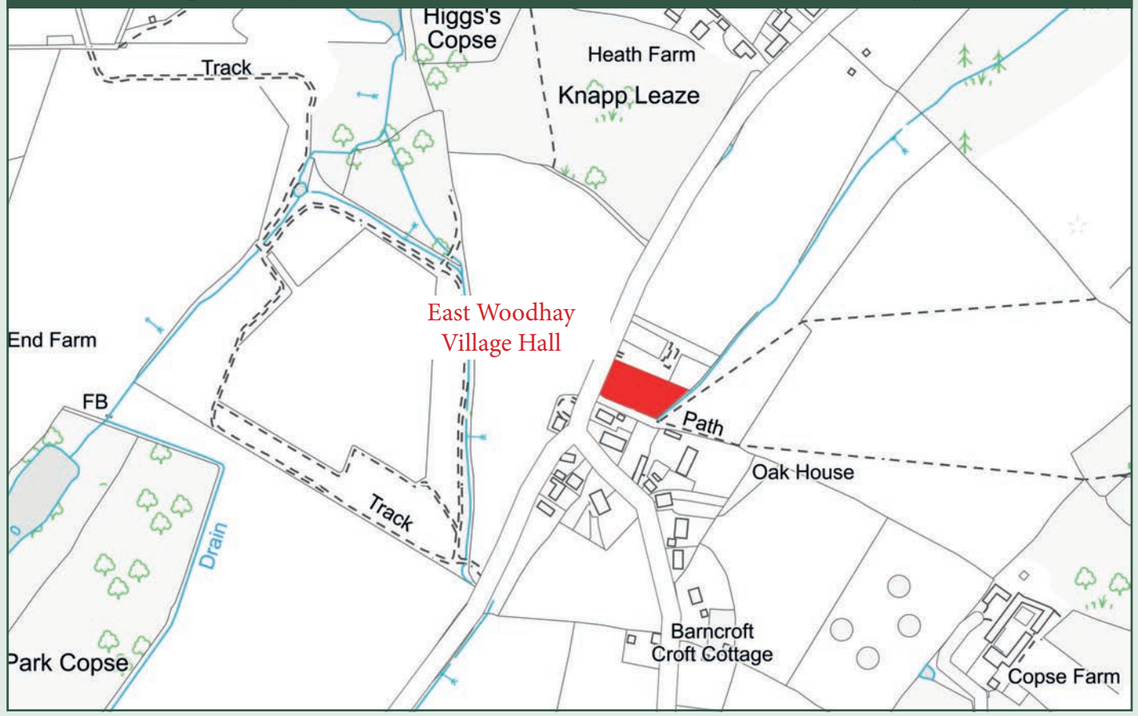
Map 10 Policy CF1: Community Facilities- CF1 8.7 a) St Thomas' Church (excluding Churchyard) and CF1 8.7 c) Woolton Hill Church Hall



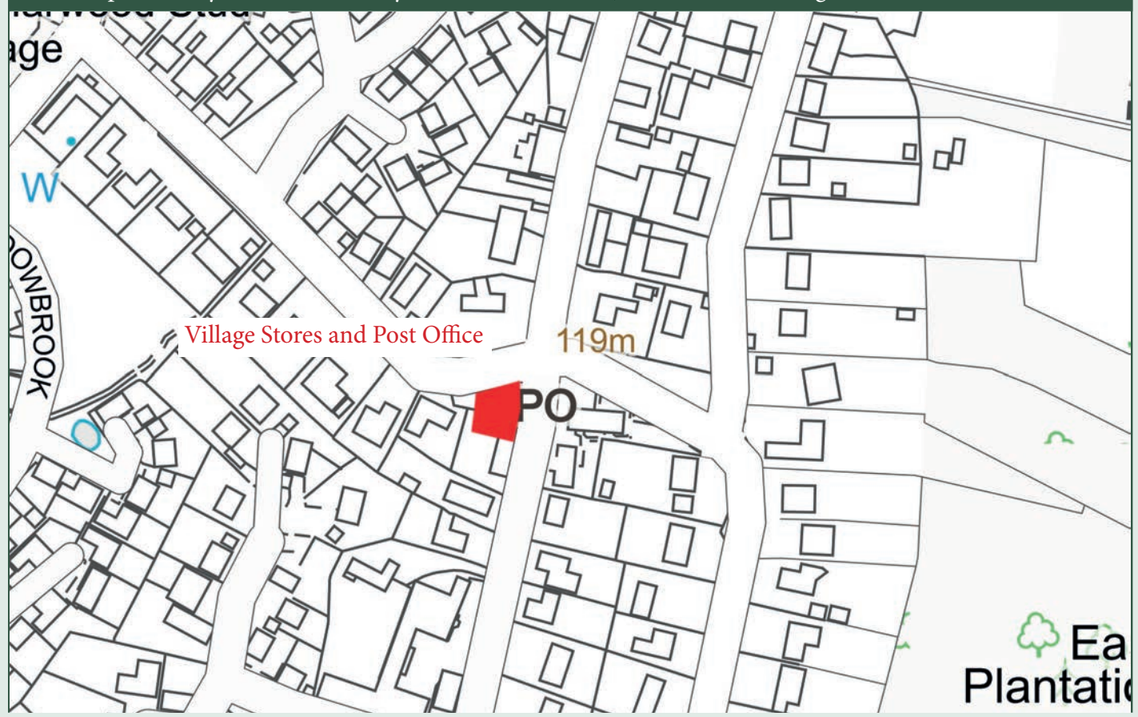
Map 11 Policy CF1: Community Facilities- CF1 8.7 b) St Martins Church (excluding Churchyard)



Map 12 Policy CF1: Community Facilities- CF1 8.7 d) East Woodhay Village Hall



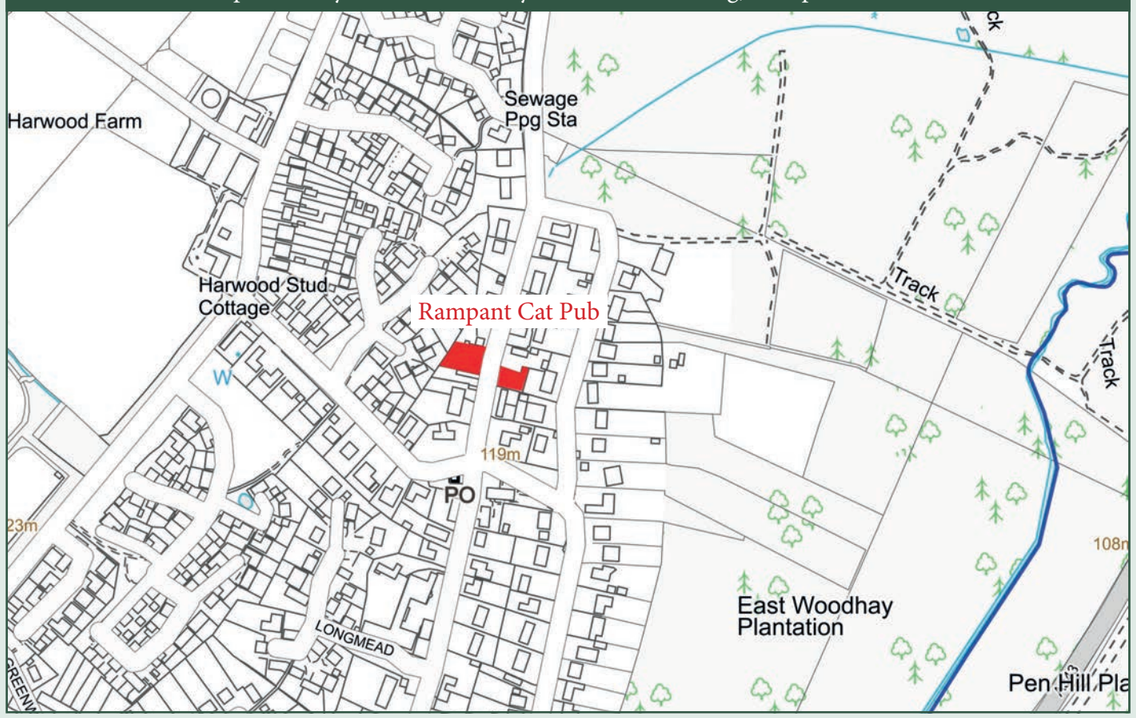
Map 13 Policy CF1: Community Facilities- CF1 8.7 e) Woolton Hill Village Stores and Post Office



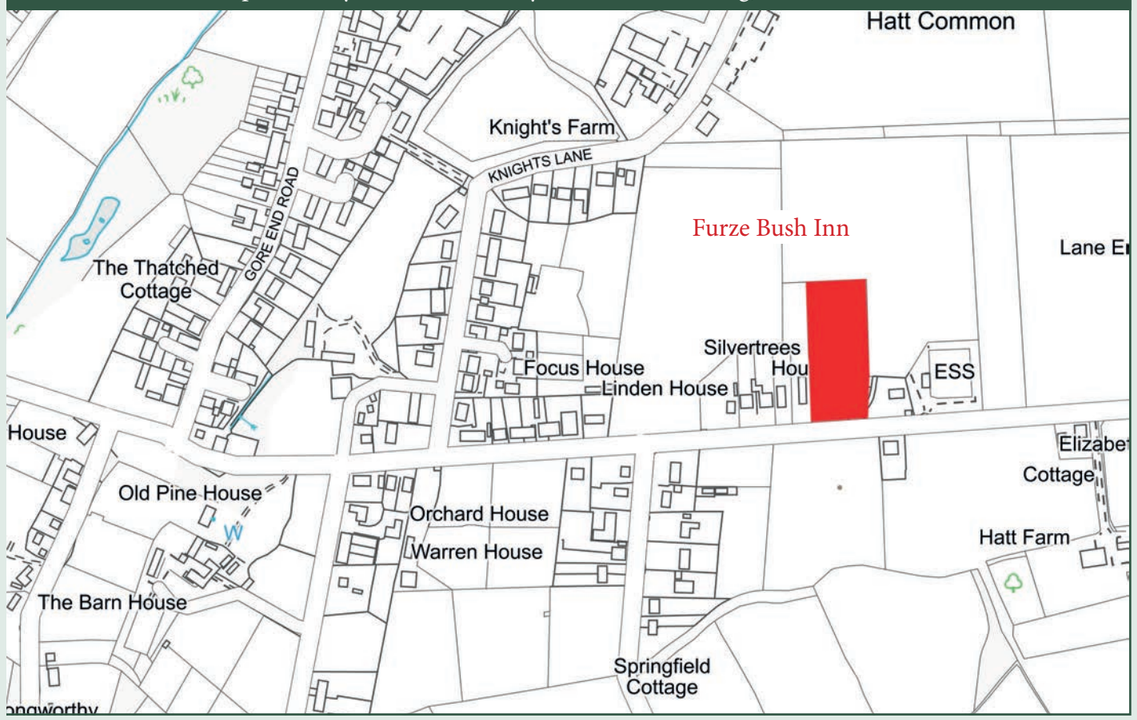
East Woodhay Neighbourhood Plan

Map 14 Policy CF1: Community Facilities- CF1 8.7 f) Woolton Hill Surgery

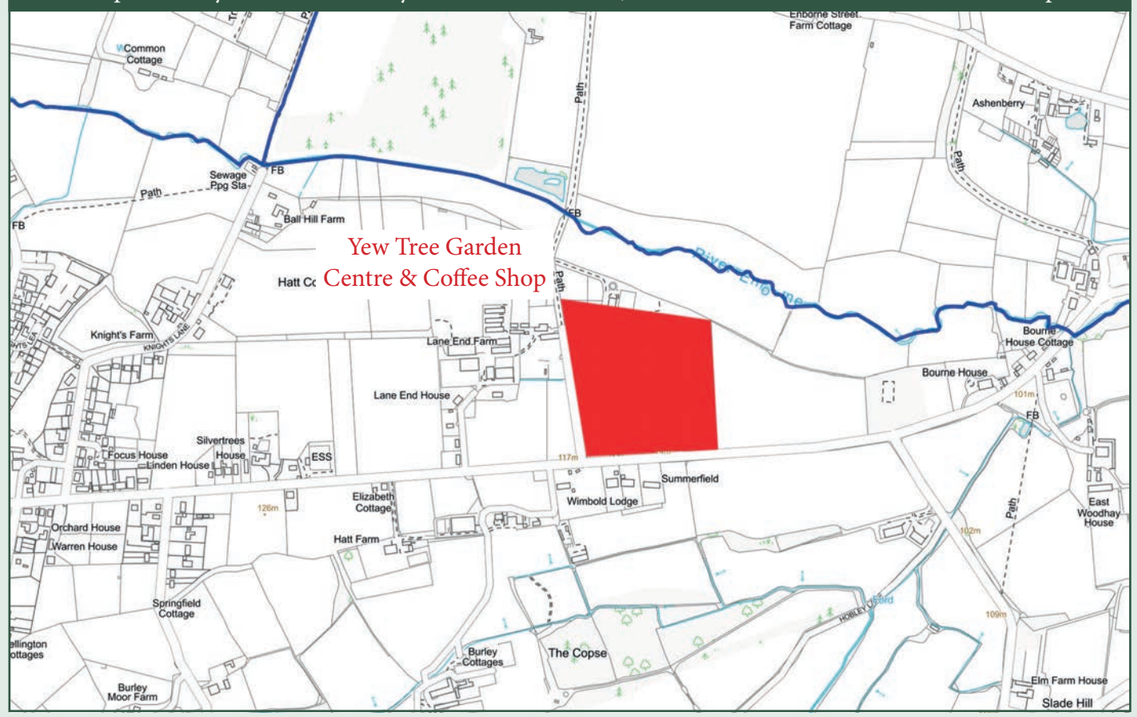
Map 15 Policy CF1: Community Facilities- CF1 8.7 g) Rampant Cat Pub



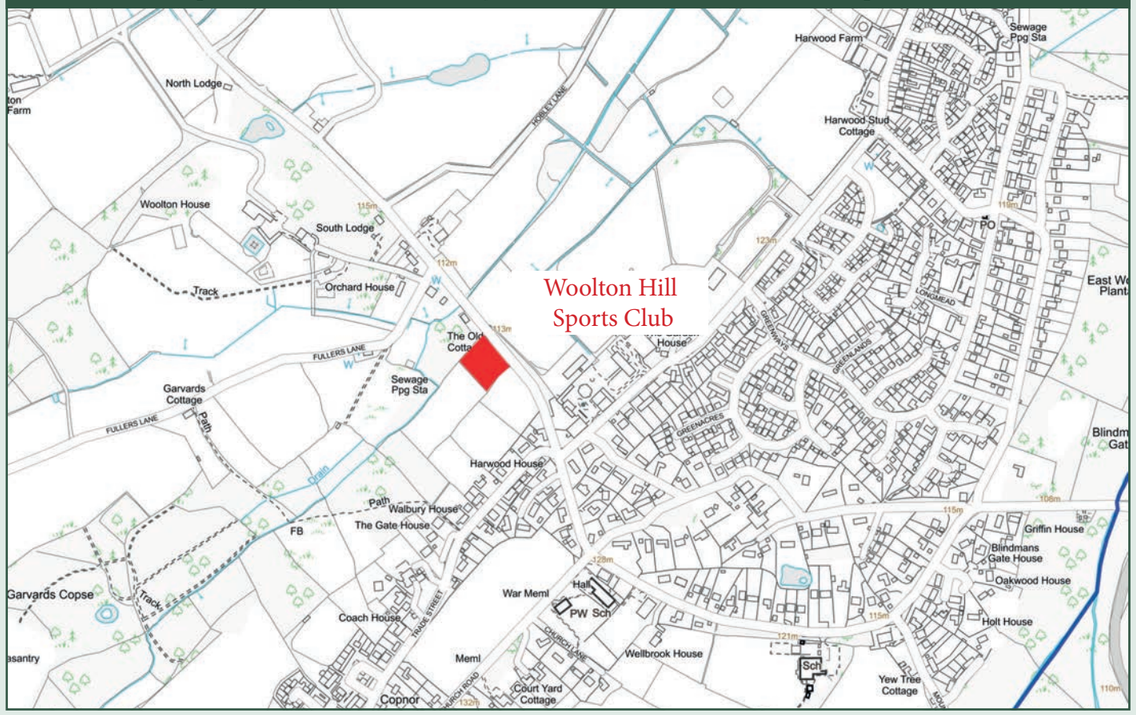
Map 16 Policy CF1: Community Facilities- CF1 8.7 g) Furze Bush Inn



Map 17 Policy CF1: Community Facilities- CF1 8.7 h) Yew Tree Garden Centre and Coffee Shop

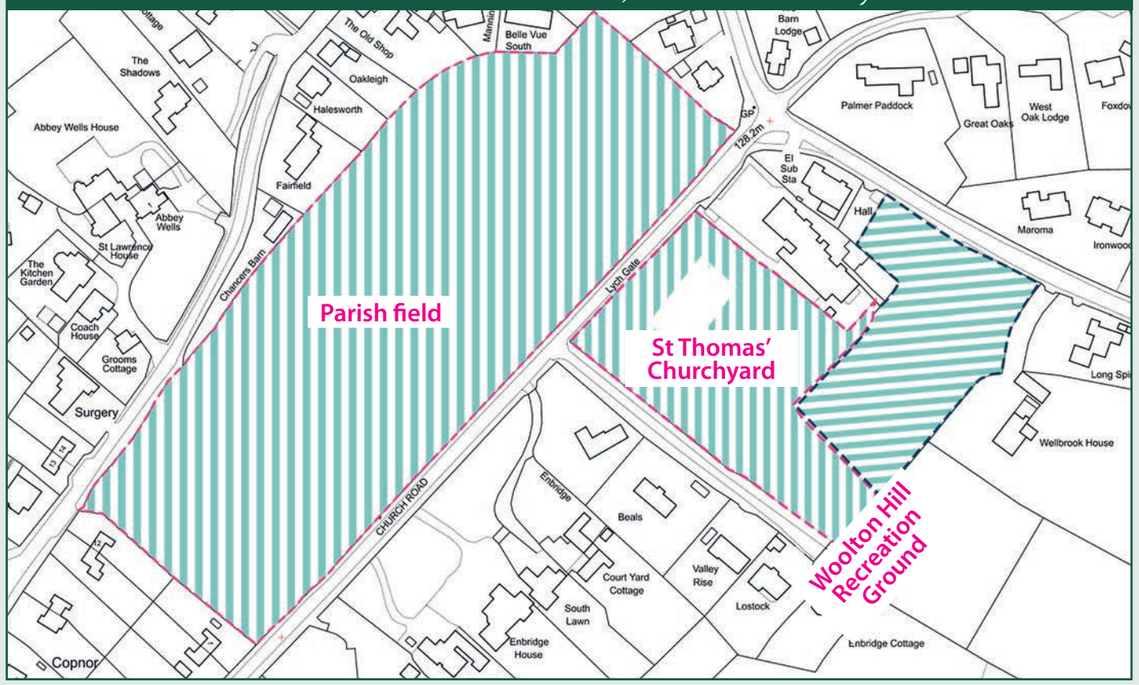


Map 18 Policy CF1: Community Facilities- CF1 8.7 i) Woolton Hill Sports Club

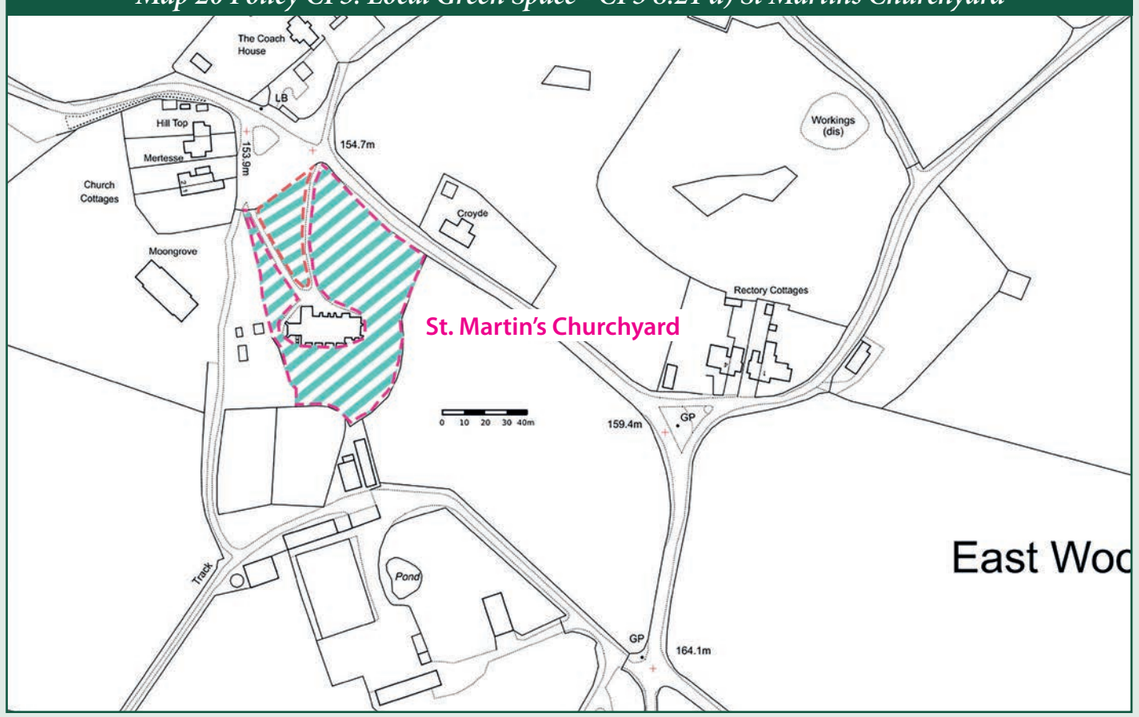


Meadowbrook Strip Greenspace

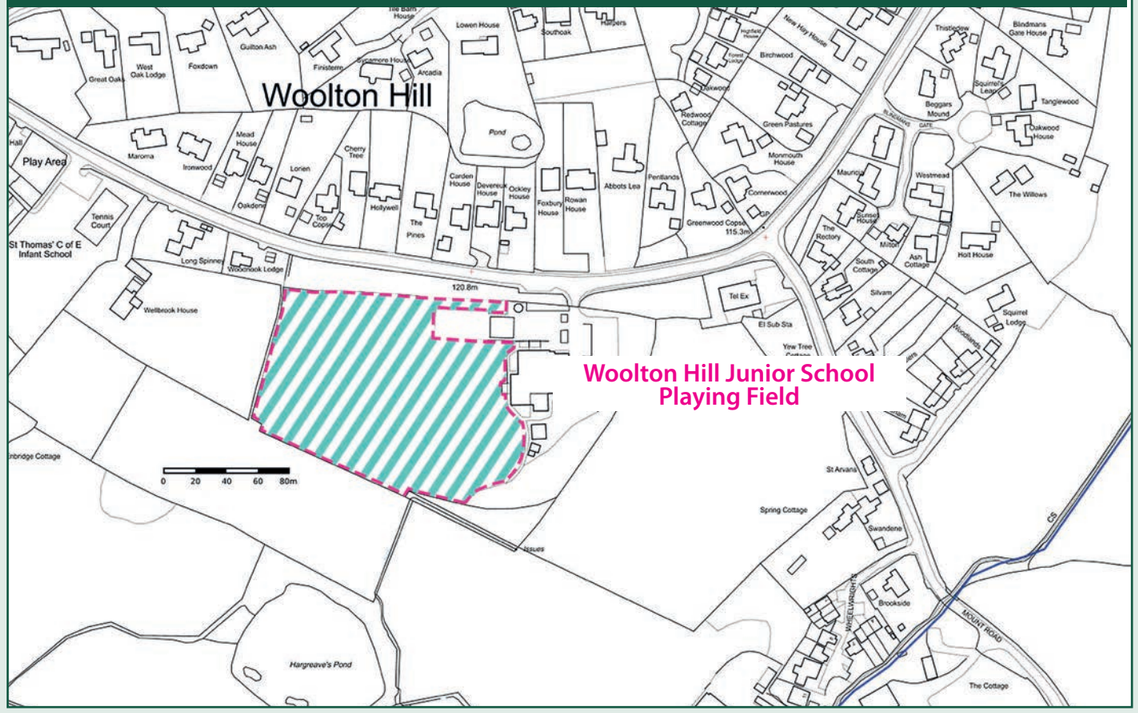
Map 19 Policy CF3: Local Green Space - CF3 8.21 a) Parish Field, CF3 8.21 b) Woolton Hill Recreation Ground and CF3 8.21 c) St. Thomas' Churchyard



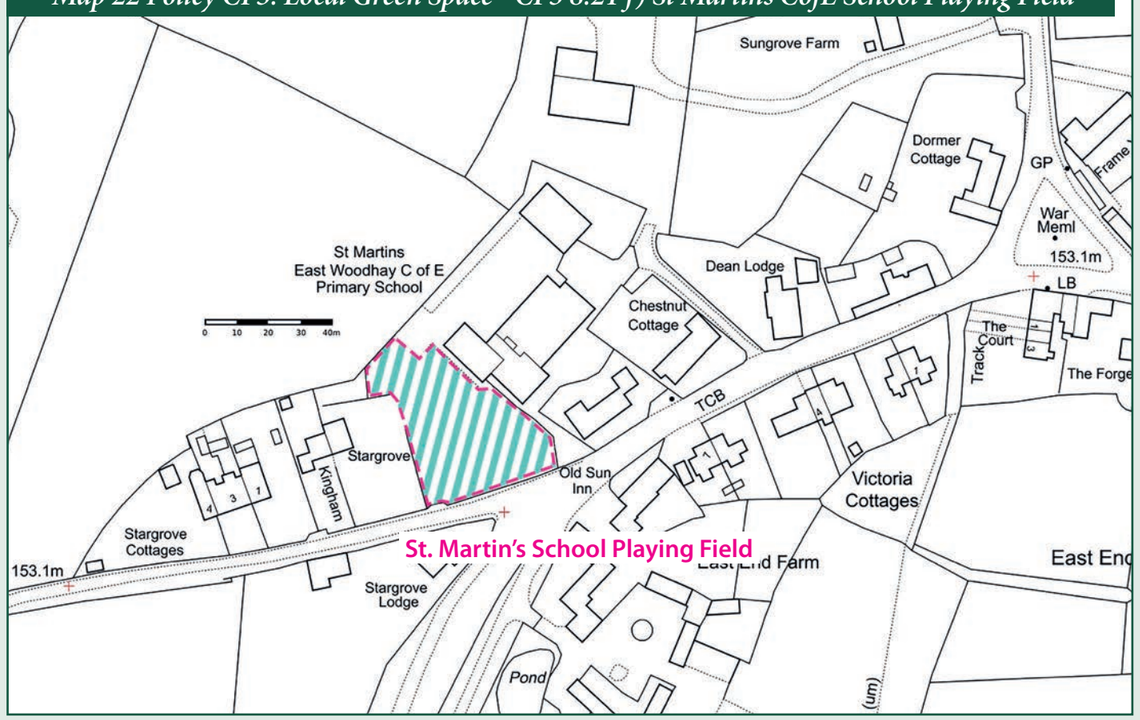
Map 20 Policy CF3: Local Green Space - CF3 8.21 d) St Martins Churchyard



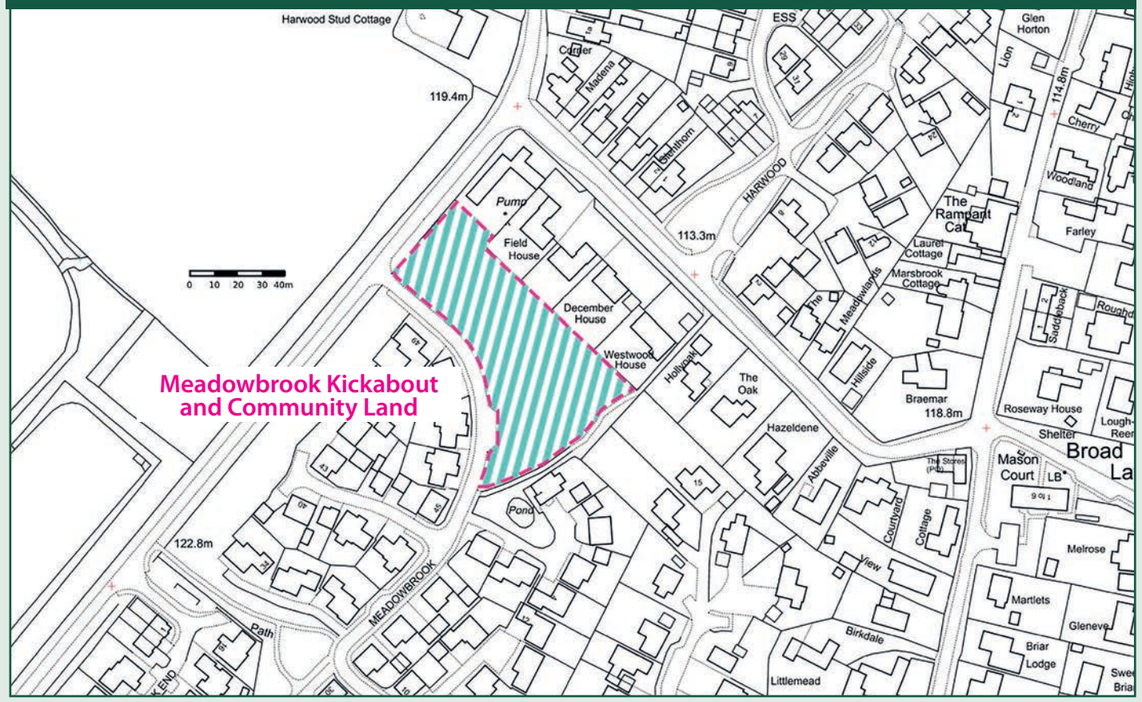
Map 21 Policy CF3: Local Green Space - CF3 8.21 e) Woolton Hill Junior School Playing Field



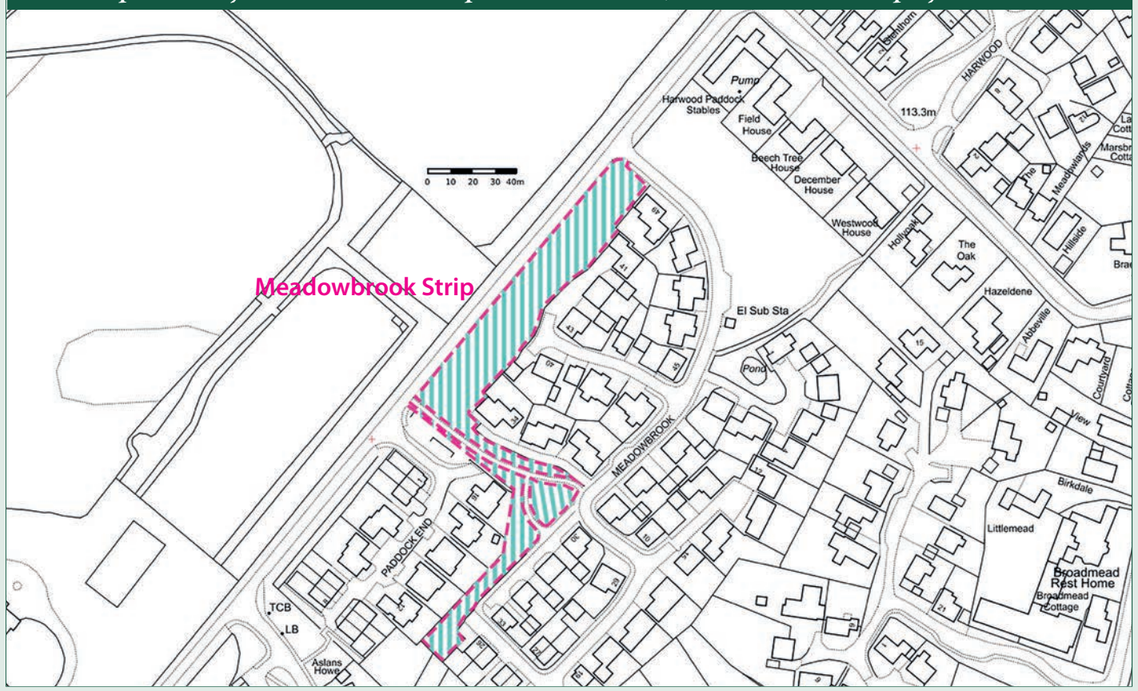
Map 22 Policy CF3: Local Green Space - CF3 8.21 f) St Martins CofE School Playing Field



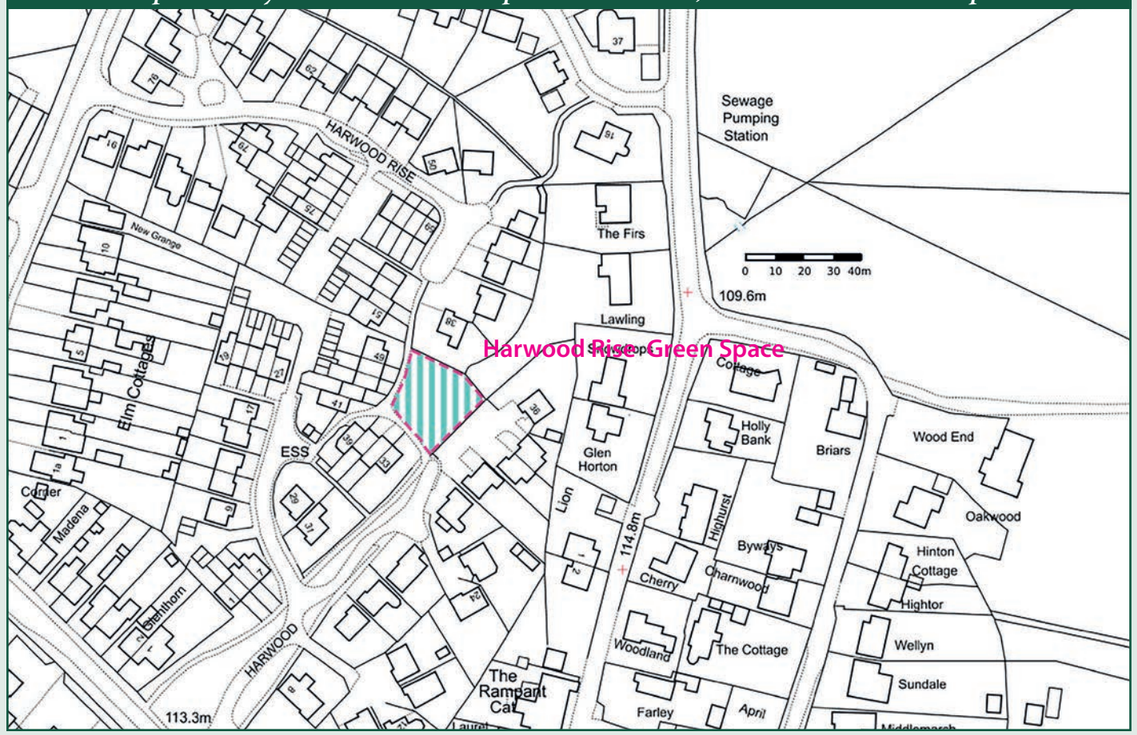
Map 23 Policy CF3: Local Green Space - CF3 8.21 g) Meadowbrook Community Land and Kickabout Area



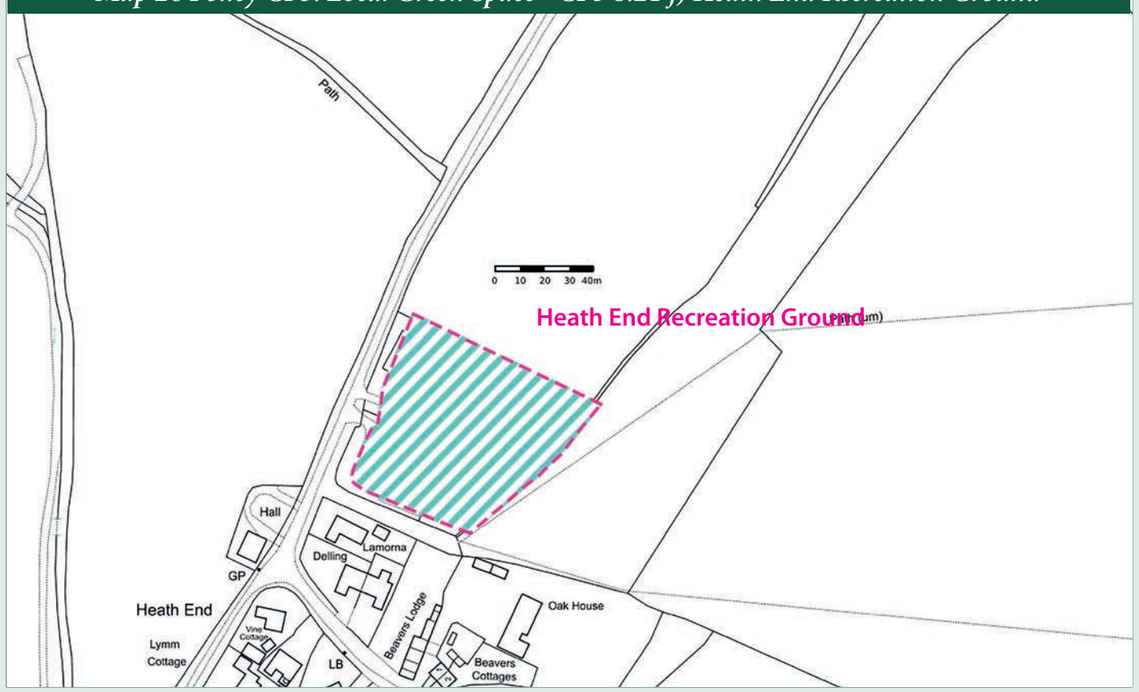
Map 24 Policy CF3: Local Green space - CF3 8.21 h) Meadowbrook Strip by Tile Barn



Map 25 Policy CF3: Local Green Space - CF3 8.21 i) Harwood Rise Green Space

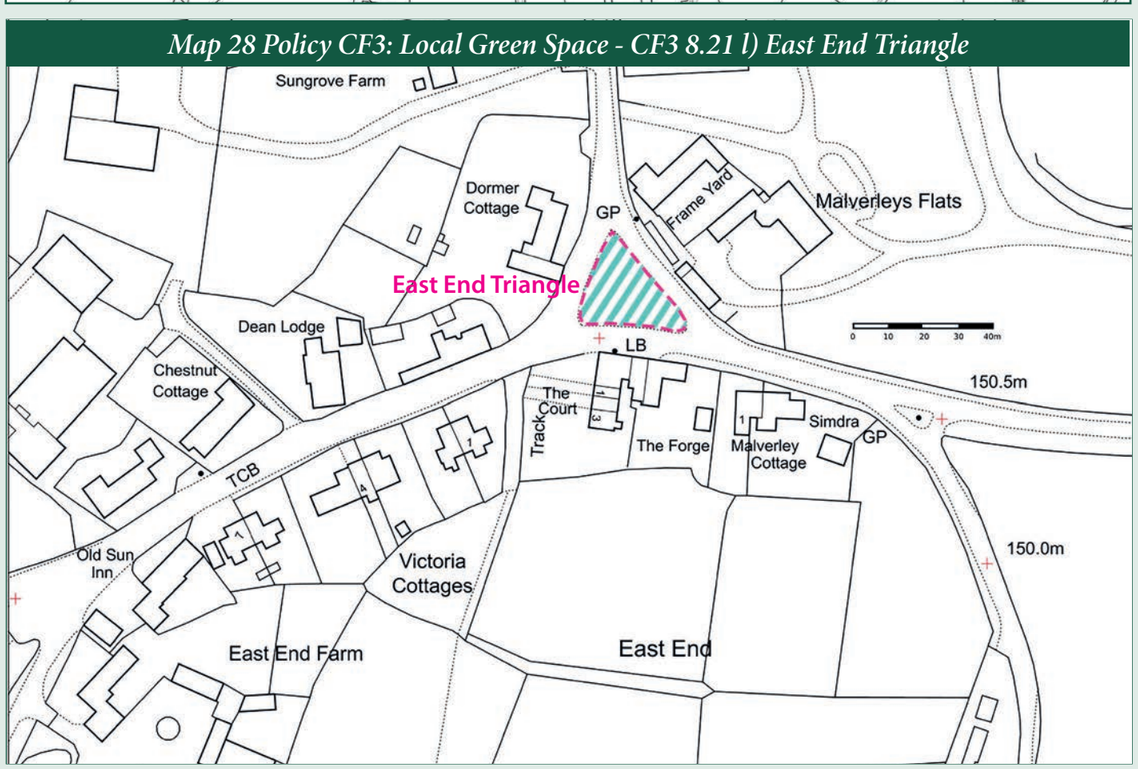


Map 26 Policy CF3: Local Green Space - CF3 8.21 j) Heath End Recreation Ground



Map 27 Policy CF3: Local Green Space - CF3 8.21 k) Leased Land of East Woodhay Cricket Club

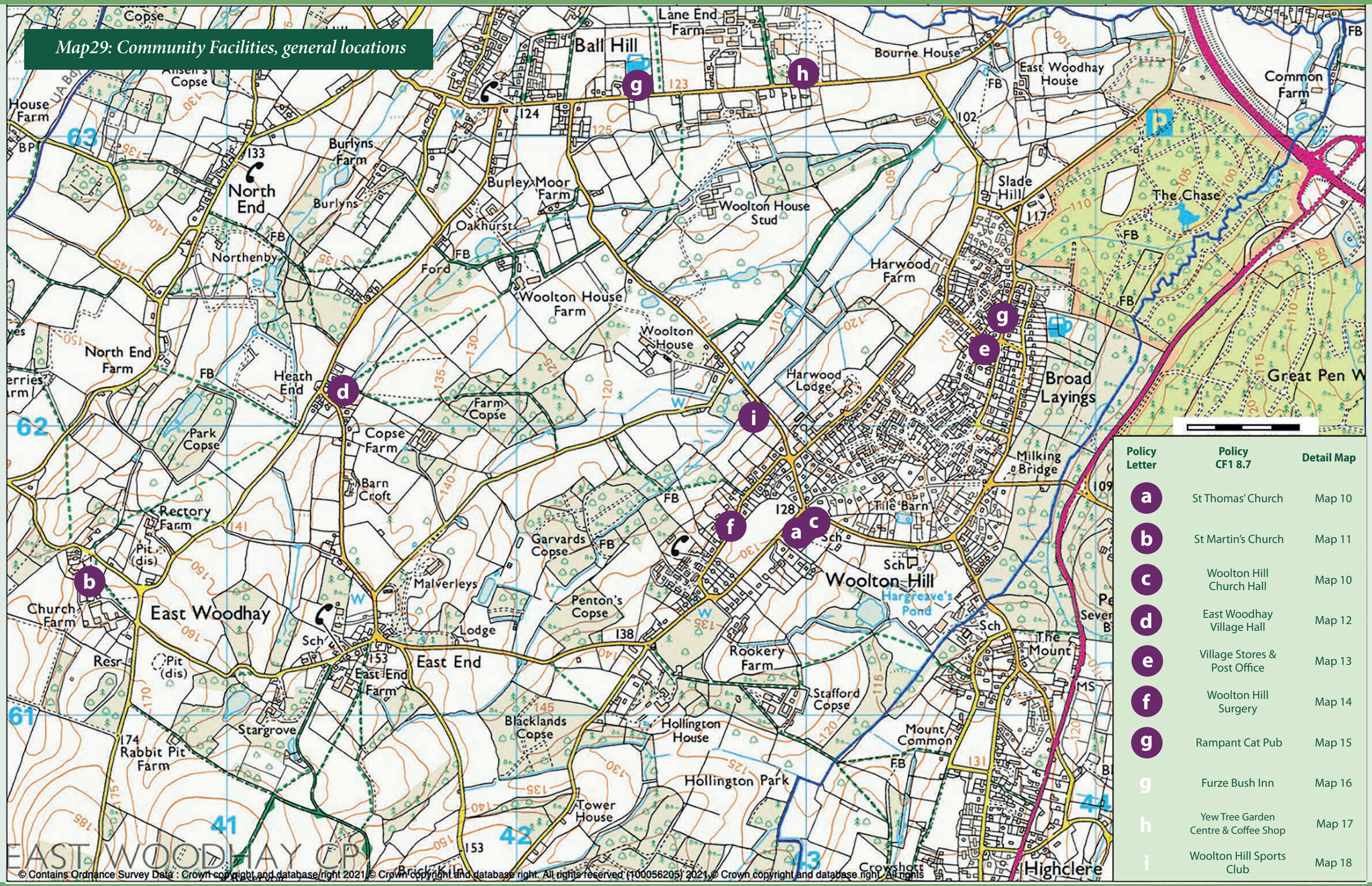
Map 28 Policy CF3: Local Green Space - CF3 8.21 l) East End Triangle



East Woodhay Neighbourhood Plan

East Woodhay Neighbourhood Plan

Map29: Community Facilities, general locations



Policy Letter	Policy CF1 8.7	Detail Map
a	St Thomas' Church	Map 10
b	St Martin's Church	Map 11
c	Woolton Hill Church Hall	Map 10
d	East Woodhay Village Hall	Map 12
e	Village Stores & Post Office	Map 13
f	Woolton Hill Surgery	Map 14
g	Rampant Cat Pub	Map 15
g	Furze Bush Inn	Map 16
h	Yew Tree Garden Centre & Coffee Shop	Map 17
i	Woolton Hill Sports Club	Map 18

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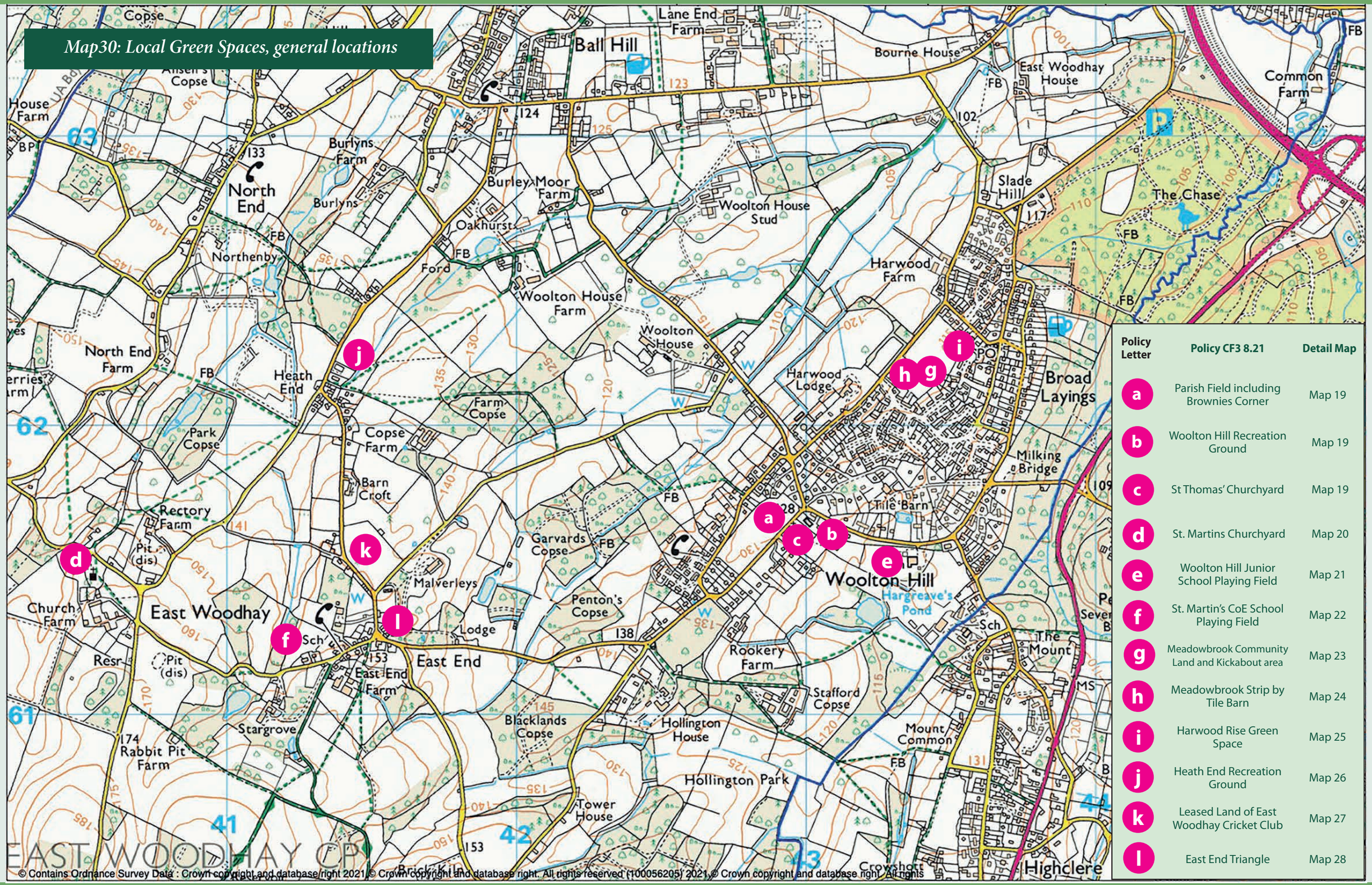
East Woodhay Neighbourhood Plan

Map30: Local Green Spaces, general locations



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Policy Letter	Policy CF3 8.21	Detail Map
a	Parish Field including Brownies Corner	Map 19
b	Woolton Hill Recreation Ground	Map 19
c	St Thomas' Churchyard	Map 19
d	St. Martins Churchyard	Map 20
e	Woolton Hill Junior School Playing Field	Map 21
f	St. Martin's CoE School Playing Field	Map 22
g	Meadowbrook Community Land and Kickabout area	Map 23
h	Meadowbrook Strip by Tile Barn	Map 24
i	Harwood Rise Green Space	Map 25
j	Heath End Recreation Ground	Map 26
k	Leased Land of East Woodhay Cricket Club	Map 27
l	East End Triangle	Map 28

East Woodhay Neighbourhood Plan

9 Policy - Historic Environment & Heritage Conservation

In the EWNP Questionnaire, residents were asked how strongly they agreed or disagreed with different proposals - one of which was whether they felt they had adequate access to the countryside. Nearly 99% wanted it to be protected.

9.1 A Conservation Area is designated under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered to be, "An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". When determining planning applications which could affect Conservation Areas, decision takers (such as BDBC, the Planning Inspectorate or Secretary of State), have a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area(s).

9.2 The purpose of Conservation Area designation is to recognise, identify and acknowledge the special character and appearance of an historic place. This also applies to the areas adjacent to it that form its setting; although the extent of the setting will differ depending upon the location and the nature/ scale of proposals. The designation assists in managing the process of change in that place.

East End Triangle

9.3 It is important to note that the emphasis of control in Conservation Areas is not on preventing development, but on managing change. This allows a conservation area to accommodate appropriate positive change that will harmonise with the special architectural or historic qualities of the area, thus protecting its special character.

9.4 The Conservation Areas of East End and North End were designated in 1992 by BDBC, in recognition of the special architectural and historic interest of these two hamlets. (https://www.basingstoke.gov.uk/content/page/33803/East End and North End Conservation Area Appraisal.pdf) These are important to the wider Parish community as they provide architectural contrast to Woolton Hill and the rest of the Parish. See Maps 31 and 32 for the Conservation Areas of North End and East End.

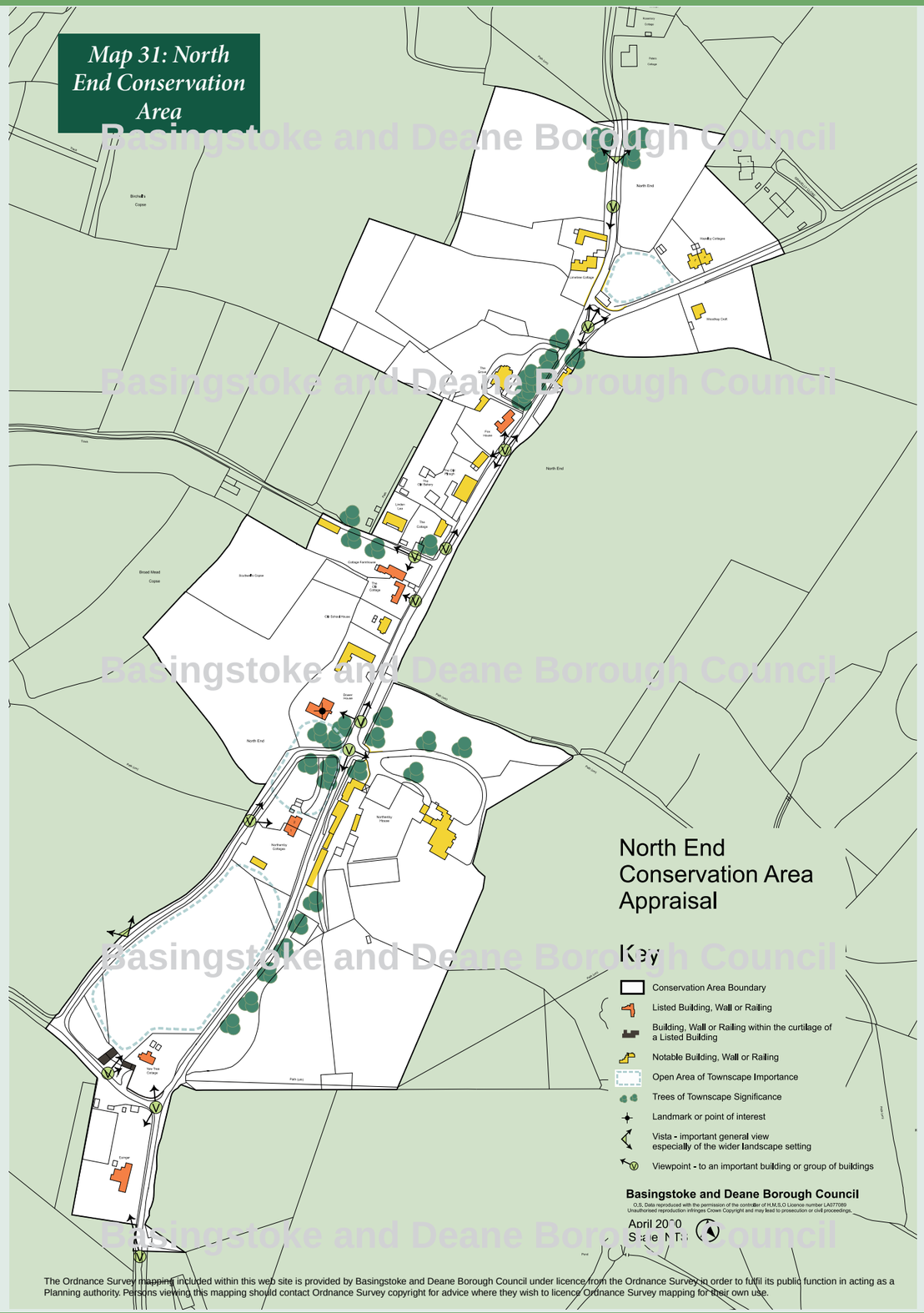
9.5 Both Conservation Areas are small hamlets sitting in rural areas, characterised by agriculture, abundant woodland and a network of small irregular fields, with frequent hedgerows and hedgerow oaks.

9.6 The preservation of these settings is regarded as of the highest importance by the EWNP to preserve the character of these Conservation Areas.

9.7 There are 17 buildings located in the Conservation Areas that are included on the Statutory List of Buildings of Special Architectural or Historic Interest. All are listed as being of regional or local interest (Grade II). They represent a varied mix of types, most reflecting the vernacular building traditions local to this part of Hampshire. The distinctively coloured brickwork and tiles (red and blue bricks and tiles) generally originate from the local Hollington Brickworks (c1750-1922).

9.8 A number of the buildings originally housed local trades, e.g. pubs, foundries, schools, bakeries which have closed and are now largely residential in use.

Map 31: North End Conservation Area



Basingstoke and Deane Borough Council

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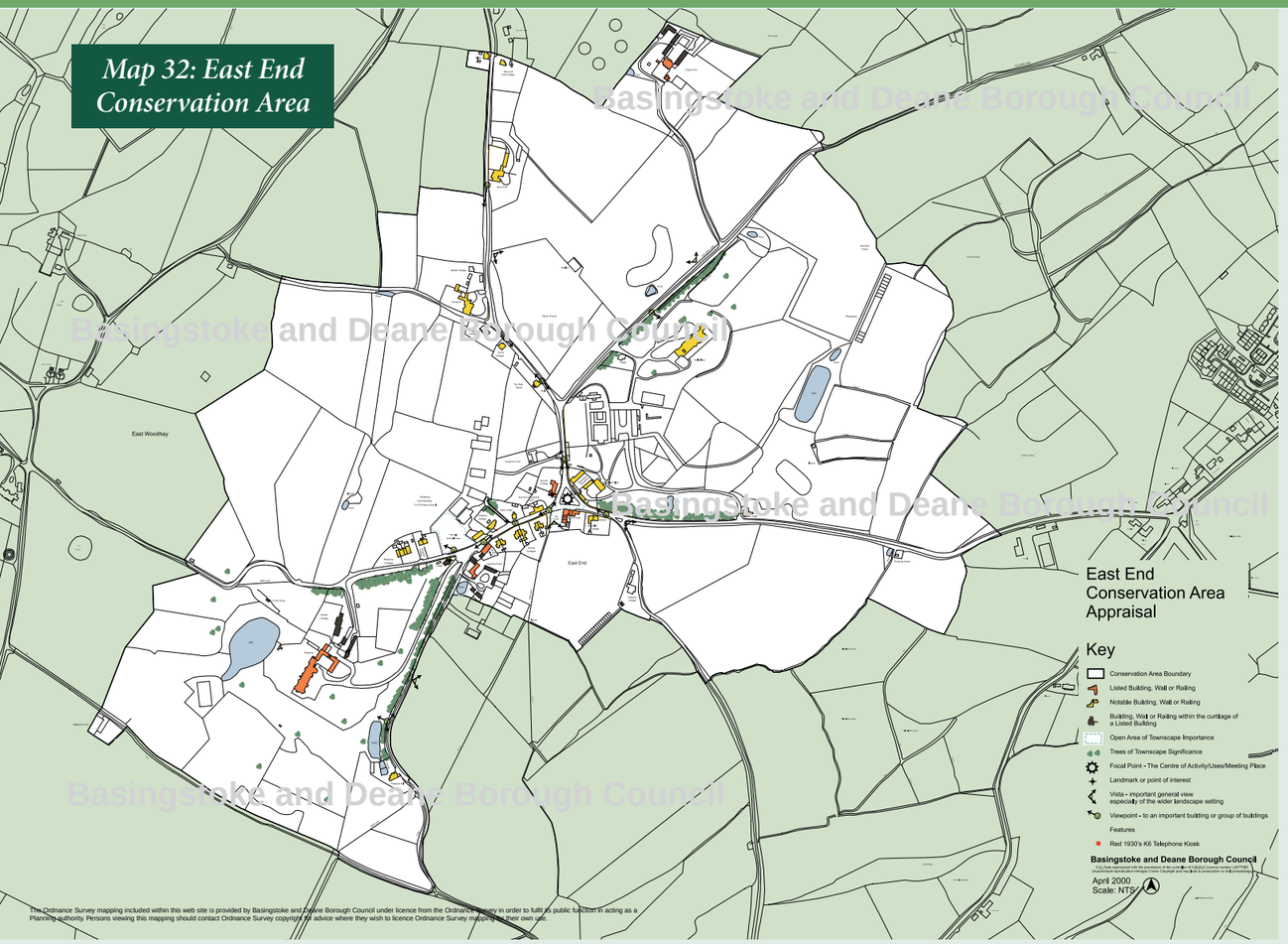


Map 32: East End Conservation Area

9.9 Given the domestic scale and simple vernacular architecture of the buildings in the Conservation Areas, historic joinery (such as sash or casement windows, doors and door hoods) are often the features that define the appearance of properties. Although some buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited.

9.10 The historic nature of the buildings, utilising local materials, is therefore a key element for the Neighbourhood Plan to protect. Any future development must be consistent with the existing historic designs.

9.11 The open spaces in East End and North End are extremely important as they help define the two areas. They also provide vistas throughout the surrounding landscape and essential settings to the listed buildings.

9.12 Mature trees are scattered throughout both hamlets - singly as well as in copses and woodlands. The verges of the roads are generally hedge lined, with many hedgerow trees in evidence; their contribution to the Conservation Areas is significant and, wherever possible, they must be retained.

North End:

9.13 The special appearance of North End is one of an informal and varied group of buildings, forming a small, compact cluster focused on the historic road pattern. This intimate grouping contrasts with the open countryside that dominates all surrounding views.

9.14 The character is a strongly rural one, reinforced by hedgerows and mature trees. These line the narrow lanes and restrict long-range views. Long range views, particularly up to the Downs, are a feature of the footpaths that cross the fields behind the houses.

East End:

9.15 The special appearance of East End is one of a diverse mix of buildings. The overall streetscape is given some cohesion by the use of traditional vernacular materials, and the general alignment of properties. The contribution of spaces, in relation to the buildings, is a distinctive feature of the Conservation Area. This is dominated by two large houses and their extensive landscaped grounds, boundary walls and gate lodges to the east and south-west and open farmland to the north and south.

Built Heritage Assets

9.16 Heritage Assets are non-renewable resources that are intrinsic to character and sense of place. As well as Conservation Areas and Scheduled Monuments, other Designated Heritage Assets are: Listed Buildings and Historic Parks and Gardens. Non-designated heritage assets can be identified during the course of a planning application and this includes archaeology, other non-designated heritage assets include 'The Local List' and Notable Structures within the conservation areas. Listed Buildings have a statutory designation which offers protection to the historic environment. These include farmhouses, houses with specific historic relevance, and churches and monuments, which give the Parish its distinctive character. Their variability is an important part of the character and appearance of the Parish. No single style dominates. The distinctive appearance of houses outside Woolton Hill is strongly influenced by the Hollington Brick Works, which produced most of the locally used bricks and tiles until about 1922. It is important to retain the look and feel of this character within the Parish.

See https://britishlistedbuildings.co.uk/england/east-woodhay-basingstoke-and-deane-hampshire

Houses At North End

Policy HE1: Conservation Area and its Setting

9.17 Development proposals which are within or affect the setting of the East End and North End Conservation Area must have regard to the BDBC Conservation Area Appraisal East End and North End (April 2004) for those areas. In particular they must demonstrate how they conserve or enhance the historic character of these hamlets, including preserving those elements identified as contributing positively to the character or appearance of those areas.

9.18 Development proposals which are within or affect the settings of East End and North End Conservation Areas will only be permitted where they:

a) Ensure that extensions and/or alterations are subordinate in scale and reflective of or sympathetic to the proportions of the host building. They must also respect the historic form, design, setting, fabric, materials and any other aspects that contribute to the significance of the host building.

b) Demonstrate a thorough understanding of the significance, character and setting of the Conservation Area in question and how this has informed proposals to achieve high quality design, which is respectful of historic interest and character.

c) Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets, without the need to substantially rebuild the heritage asset.

d) Conserve or enhance the rural character of these areas by ensuring that vehicular access, hard landscaping and boundary treatments are not urban in appearance.

e) Have regard to the design guidance set out in the Parish of East Woodhay Village Design Statement and the Hamlets (2005), for developments within and visually linked to the Conservation Area. Guidance should also be taken from the AONB documents: Dark Skies of the North Wessex Downs - A Guide to Good External Lighting (2021) and North Wessex Downs Area of Outstanding Natural Beauty Guidance on the Selection and Use of Colour in Development (September 2020).

9.19 Paragraph 189 of the NPPF states, “Heritage assets range from sites and buildings of local historic value to those of the highest significance…” Paragraph 190 goes on to state, “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment…..” and at paragraph 192, “Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to… assess the significance of heritage assets and the contribution they make to their environment...”

9.20 There are a number of non-designated Heritage Assets of historic and architectural merit across the Parish. These include those which have been formally placed on the Local List and others which may be worthy of local listing but not yet identified. These may be identified during the course of a planning application. Some of these structures are included in the Local List. Other structures have been identified as Notable Structures within conservation areas. This is intended to recognise these buildings so they can be properly considered when development proposals are submitted to BDBC. The present Parish Local List of 35 buildings includes houses, bridges and finger posts which have not been deemed eligible for Grade Listing but are nonetheless locally important and distinctive.

East Woodhay Neighbourhood Plan

Policy HE2: Protecting or Enhancing Local Built Heritage Assets

9.21 Proposals that will contribute to the sustainable conservation of a heritage asset, including the protection of their significance, whether it is the contribution made by their physical fabric, their viable use or their position within their setting will be supported.

9.22 All development proposals, to or within the setting of a Heritage Asset, should demonstrate a good understanding of the significance of that Heritage Asset and should not harm that significance.

9.23 Any proposals which impact the significance of a Heritage Asset on the Local List must conform to BDBC’s Local Plan Policy EM11 (The Historic Environment) and the principles laid out in the Heritage SPD (March 2019)

9.24 If a planning proposal affects designated or non-designated Heritage Assets, or the setting of such a Heritage Asset, it will not be permitted unless it can demonstrate:

a) A thorough understanding of the significance of the Heritage Asset and its setting.

b) How this understanding has informed the proposed development.

c) That the significance and viable future use of the Heritage Asset will not suffer any detriment.

d) That no harm will result to all or part of the physical fabric of the Heritage Asset.

e) Measures proportionate to the importance of the Heritage Asset and the potential impact of the proposal have been taken to avoid or minimise any harm.

f) Where harm is unavoidable, proposals must clearly demonstrate that any residual harm to a designated Heritage Asset is justified on the basis of public benefit that could not otherwise be delivered.

10 Policy - New Development & Housing

The Parish Plan survey found that 56% of residents felt too much housing development had taken place, compared with 2% who felt too little had been built. 50% felt that what had been built were too big and too expensive, compared with 29% who felt it was about right.

If more homes are to be built, 65% of respondents from the EWNP Survey, stated that they should be small family homes of 2 or 3 bedrooms.

10.1 Section 3, pages 20 to 23, in the Spatial Strategy of BDBC's Local Plan states that housing should meet the needs of our growing and changing population, seeking to achieve housing that will be affordable, well designed and built to high environmental standards. Development will feel safe and inclusive and be located to maintain and develop sustainable communities.

10.2 New development within the Parish in the past 10 years has been mainly in Woolton Hill. This has been residential development, primarily at Paddock End, Harwood Paddock (Meadowbrook) and a number of houses on Woolton Hill Road.

10.3 Where new development occurs, the EWNP supports the provision of a mix of dwelling types and sizes to address the local need.

10.4 BDBC is required to prepare a list of potential development sites; this is done via the Strategic Housing and Economic Land Availability Assessment (SHELAA), whose primary purpose is to:

a) Identify sites with the potential for housing or employment.
b) Assess how many homes or floorspace they could provide.
c) Assess when they could be developed.

10.5 The SHELAA is a technical document which informs decision making on future housing and employment development but does not determine whether a site will be allocated for development. It includes a high-level strategic overview assessment of the deliverability/developability of each identified site in terms of its suitability, availability and achievability. These potential development sites are listed on a register at: *https://www.basingstoke.gov.uk/SHELAA*.

10.6 In BDBC's Local Plan, Policy SS5 (Neighbourhood Planning) specifies the number of homes that the Parish is required to meet over the Local Plan period. The policy stipulates that sites/development opportunities are for East Woodhay to provide 10 new homes within that period. Paragraphs 4.66 and 4.67 of BDBC's Local Plan explain the criteria for development to qualify under the policy requirements of SS5. The delivery of housing which meets the requirement of this policy is monitored annually by BDBC through the Authority Monitoring Report.

10.7 **Page 76 of the Authority Monitoring Report 2020/21 establishes that, as of April 2021, 65 dwellings have been granted planning permission within or adjacent to the Woolton Hill SPB that satisfy the policy SS5 requirement This new development of 65 houses has now been completed This was primarily delivered through the Paddock End and Harwood Paddock (Meadowbrook) developments Therefore, BDBC considers that the "at least" 10 requirement has been achieved**

10.8 **In the circumstances, until such time as a new Local Plan is adopted the East Woodhay SS5 target has been achieved As such, there is no requirement for East Woodhay to allocate sites for residential development within the EWNP**

10.9 Accepting that new development will occur outside SHELAA sites brought forward through the BDBC Local Plan (windfall development), the policies within the EWNP will be key in assisting in the planning of these sites.

East Woodhay Neighbourhood Plan

Housing Design

10.10 The dominant character of the Parish is rural; even within the largest village of Woolton Hill there are numerous trees and hedgerows which contribute to the rural character.

10.11 From within the villages and hamlets comprising the Parish the views are a constantly changing mix of buildings, fields and copses, with the Downs to the southwest. From the Wayfarers Walk, on the bridleway running along the crest of the Downs, the landscape view is heavily wooded. Copses hide Woolton Hill and the hamlets from many angles, though individual houses (particularly farm complexes) stand out.

10.12 It is imperative that any new development carefully considers the context of the neighbourhood in which it is to be situated.

10.13 To assist in preserving the predominantly rural nature of the Parish, a VDS was produced in 2005 and subsequently adopted as a Supplementary Design Guide by BDBC. However, since then, the NPPF has come into force and Neighbourhood Plans are a statutory tool for, amongst other things, directing the design aspects of development for planning applications.

10.14 Paragraph 126 of the NPPF states, "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this."

10.15 It continues in paragraph 127 to state, "Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable." To this end the EWNP states that regard should be had to guidance within the local design guide, the VDS, in planning applications, as this sets out the general design principles and standards for guidance to development proposals in the area.

10.16 The VDS was adopted by BDBC in 2005, as informal planning and design guidance, pursuant to Objective 8 of BDBC's Local Plan Review. The design principles outlined in the document were developed with the local community, reflect local design aspirations and are grounded in the evaluation and understanding of the defining characteristics of the area. Development should have regard to guidance from the VDS as it details the design principles that are in line with community aspirations. Regard to guidance from the documents on Lighting and Colour by The North Wessex Downs AONB should also be made.

10.17 The key design principles from the VDS have been adopted by EWNP (https://www.basingstoke.gov.uk/content/page/39595/East%20Woodhay%20Design%20Statement.pdf) as confirmation that these principles remain valid. Any planning applications should therefore be considered against the EWNP as well as the Local Plan and NPPF and have regard to guidance from the VDS.

10.18 In the Local Plan Policy CN6 (Infrastructure), new development needs to be supported by the timely delivery of required infrastructure and facilities. Waste water and sewage capacity has been an ongoing issue in the Parish with many concerns being raised on the impact of development on the capacity of local infrastructure. Local Plan Paragraph 5.55 specifically deals with this matter. It requires that developers demonstrate that existing, planned or committed infrastructure is sufficient to accommodate new proposals, including "adequate water supply, surface water drainage, foul drainage and sewage treatment capacity both on and off site to service the development". Acknowledging community concerns with reference to waste water and sewage, the Neighbourhood Plan regards Local Plan Policy CN6 as being important to East Woodhay and supports new or improved water infrastructure either to serve new development and/ or meet stricter environmental standards.

East Woodhay Neighbourhood Plan

10.19 In addition to wastewater issues, the community have raised concerns on the future of water management. This corresponds with the Southern Water statement that the south east is classified as an area of "serious water stress." High standards of water efficiency in new developments equate to greater long term water sustainability - with the potential to delay or reduce the need to increase abstraction or find new water resources. The VDS gives guidance that new development should seek to recycle rain water and grey water. All new homes need to meet the optional Building Regulations water efficiency standard of 110 litres per person per day, as specified within the BDBC Local Plan (May 2016), Policy EM9 (Sustainable Water Use).

10.20 New and improved utility infrastructure will be encouraged and supported in order to meet the needs of the community and support sustainable development.

HO1: Good Quality Design

10.21 Planning applications must respect the rural character of the area and will be permitted where they:

a) Have regard to guidance in The Parish of East Woodhay Village Design Statement For Woolton Hill and the Hamlets (2005), North Wessex Downs Area of Outstanding Natural Beauty Guidance on the Selection and Use of Colour in Development (September 2020) and Dark Skies of the North Wessex Downs – A Guide to Good External Lighting (2021)

b) Achieve high quality design that respects locally distinctive patterns of development in respect of pattern, context, scale, density, form, orientation, appearance and materials used. All these must be consistent with or complimentary to the locally distinctive character of the area.

c) Include the protection of trees and vegetation that are important to the character of the area. They should also take whatever opportunities are available to provide additional planting in suitable positions.

d) Preserve or enhance the character of an area, by ensuring that vehicular access, car parking, bin and bicycle storage and hard landscaping is no more extensive than necessary. It should not dominate or 'urbanise' the appearance of the area.

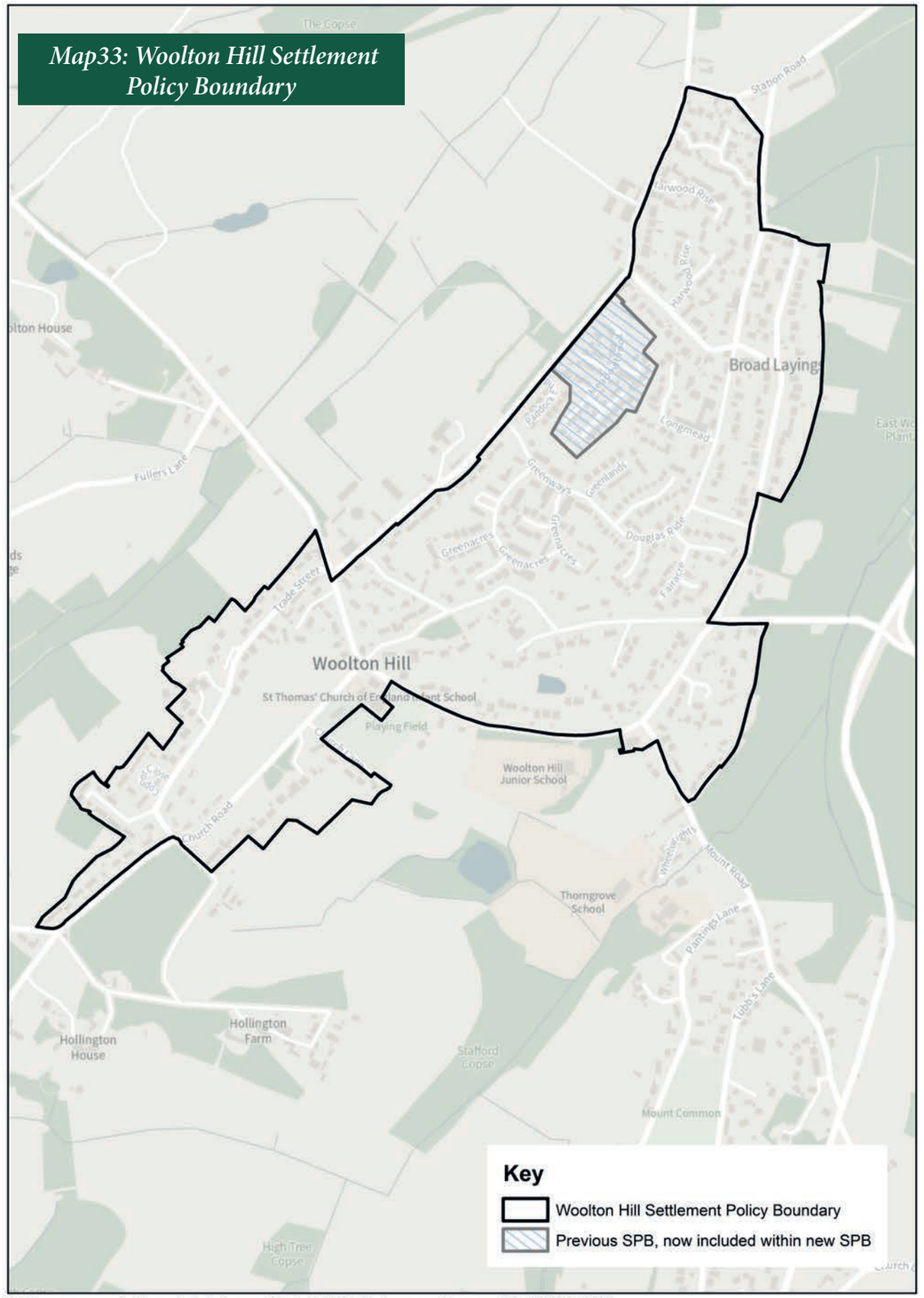
e) Ensure boundary treatments are traditional in nature. Hedgerows, groups of trees or shrubs and low walls should be used, as they will soften the appearance of buildings and hard landscaping, enhancing the rural feel of the area.

10.22 New and improved utility infrastructure will be encouraged and supported in order to meet the needs of the community and support sustainable development.

Settlement Policy Boundary

10.23 A SPB is the dividing line, or boundary between areas of urban development (the settlement) and non-urban or rural development - the open countryside. Policy SSI (Scale and Distribution of New Housing) within BDBC's Local Plan states that development and redevelopment within the defined

Map33: Woolton Hill Settlement Policy Boundary



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SPB's, which contribute to social, economic and environmental well-being will be permitted. Sites beyond defined SPBs are considered to lie in the countryside.

10.24 Woolton Hill has the only SPB within the Parish. The present SPB is shown in Map 33. The blue hatching in the map shows the new area included in the current SPB following the Meadowbrook development.

10.25 Subject to compliance with the policies set out in the EWNP, planning applications within the SPB of Woolton Hill are likely to be supported.

New Housing in the Countryside - outside the Settlement Policy Boundary

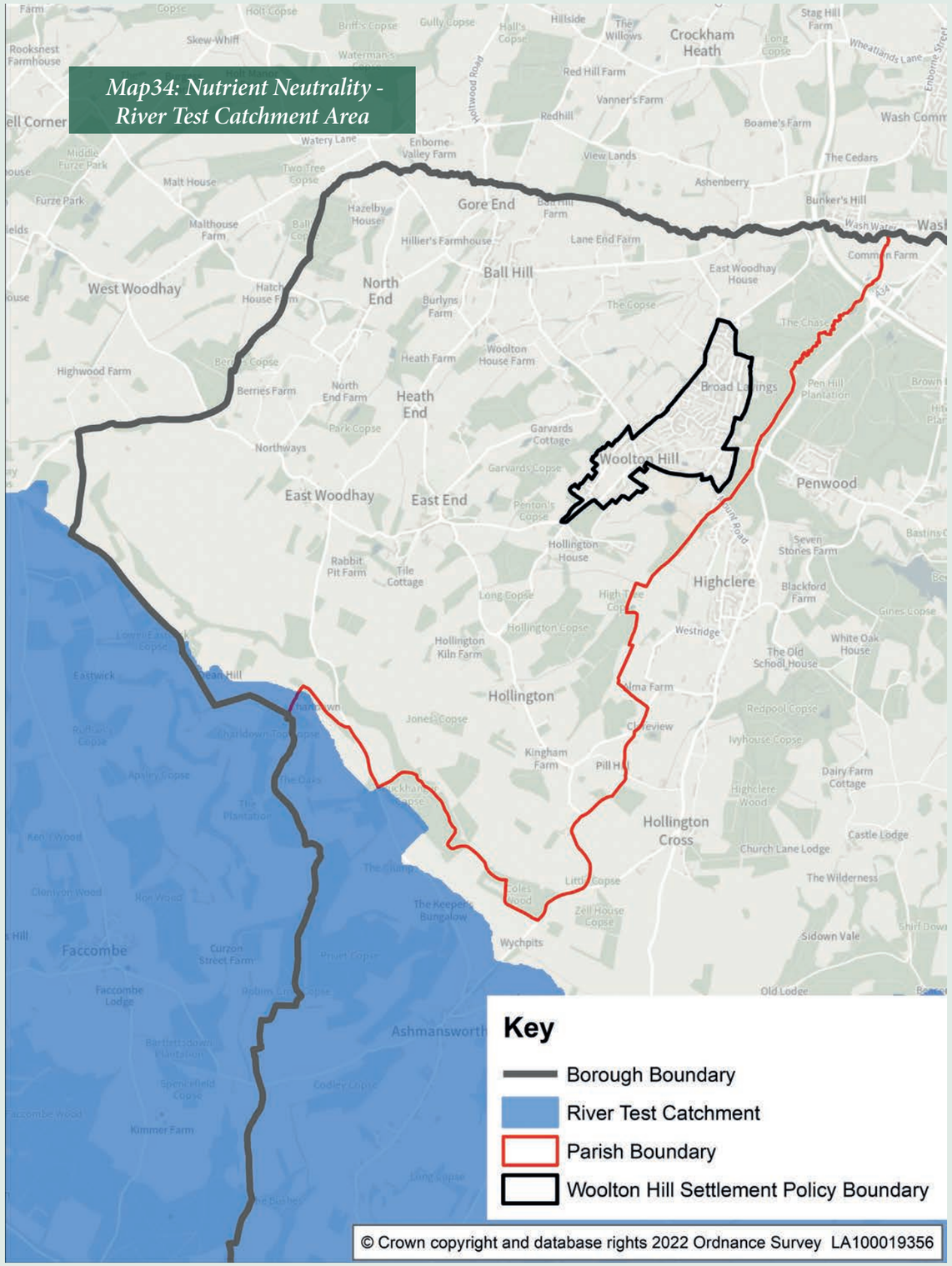
10.26 Local Plan Policy SS6 (New Housing in the Countryside) supports development in exceptional circumstances outside the SPB (which may be adjacent to the SPB in some cases). Maintaining the rural character of the countryside in the Parish, outside the SPB of Woolton Hill, is regarded with high importance by the community. Therefore, any planning applications for new housing outside the SPB should be determined in accordance with Policy SS6 in BDBC's Local Plan and the North Wessex Downs AONB Management Plan.

10.27 It is important to the Parish that we preserve the open nature of the countryside, preventing the coalescence of settlements and maintaining their separate identities. When travelling through or out from the Parish (by all modes of transport), there should be a clear sense of having left the first settlement, travelled through open countryside before reaching the second settlement.

10.28 Since the designation of the neighbourhood plan area, the issue of nutrient neutrality has become apparent in the borough. Waste water effluent that discharges to the River Test catchment could cause nutrient enrichment and is likely to lead to significant effects on the internationally designated sites for nature conservation in the Solent. A very small section of the River Test catchment is located in the west of the parish (see Map 34). Natural England have produced advice on achieving nutrient neutrality for new development in the Solent Region. A nutrient budget will need to be submitted with an application, in accordance with the latest Natural England guidance, to determine whether the development is nutrient neutral. If there is a nutrient surplus appropriate mitigation will need to be demonstrated.

East Woodhay Neighbourhood Plan

Map34: Nutrient Neutrality - River Test Catchment Area



Houses At Copnor, Woolton Hill

Policy HO2: Settlement Policy Boundary and Building in the Countryside

10.29 The SPB for Woolton Hill is defined on Map 33.

10.30 Proposals for development and redevelopment within the SPB of Woolton Hill, which contribute to social, economic and environmental well-being will be permitted.

10.31 Proposals for development and redevelopment outside the SPB, including Rural Exception Sites will only be permitted if:

a) They do not result in significant and adverse effects on landscape character or cause visual intrusion into open land that contributes to defining the form and character of the Parish.

b) They are consistent with the Local Plan policies SS6 (New Housing in the Countryside), CN2 (Rural Exceptions for Affordable Housing), EP4 (Rural Economy). They must also be consistent with the North Wessex Downs AONB Management Plan 2019-2024.

c) They are in a suitable location for their purpose in terms of access to facilities, services and public transport.

10.32 In the area of the parish that is part of the River Test catchment (see Map 34) new dwellings and development resulting in a net increase in population (including student accommodation and tourist attractions and accommodation) served by a wastewater system that will discharge into the River Test will be required to demonstrate nutrient neutrality in accordance with the latest Natural England guidance.

Housing Provision for Older People

Within the EWNP Survey, 33% thought there was additional need for housing to support those needing some care and support.

10.33 The Ward Profile for East Woodhay (see link https://www.basingstoke.gov.uk/content/page/47973/Ward%20Profile%20-%20East%20Woodhay.pdf) shows that the population of the Parish had aged since 2001. The number of those aged 45 and over had increased by 13.2%, whilst the population aged under 45 had decreased by 10.1%.

10.34 The Parish has two care homes, Broadmead Rest Home and Enbridge Care Home. Both of these are heavily subscribed, resulting in some parishioners with care needs having to move outside the Parish.

10.35 If proposals for specialist accommodation for the elderly, such as care homes, are brought forward these would be best suited within the SPB due to the rural nature of the Parish and especially the difficulty in accessing services in the countryside. Any proposal should be in accordance with Policy CN4 (Housing for older people) in BDBC's Local Plan.

Policy HO3: Housing Provision for Older People

10.36 Proposals for elderly people's specialist accommodation (e.g. care home, sheltered accommodation) will be supported where they:

a) Meet a proven identified need.

b) Where the location is appropriate in terms of its proximity to other properties.

c) Have access to facilities and services in accordance with Policy CN4 (Housing for older people) and Policy CN7 (Essential Facilities and Services, paragraph 5.66, which lists nursing and residential care homes in the text) in BDBC's Local Plan.

New larger houses in Woolton Hill

Housing Mix - Provision of Smaller Houses

Within the EWNP Survey, 43% thought any new houses should be for downsizing.

10.37 BDBC's Spatial Strategy for Housing (Policy SS1 - Scale and Distribution of New Housing) makes it clear that homes will be delivered to respond to the needs of our community, including meeting the needs of our ageing population, facilitating downsizing and providing an opportunity for more of our residents to own their own homes.

10.38 As highlighted in section 10.33 above, the Ward Profile for East Woodhay shows that the population of the Parish had aged since 2001. The number of those aged 45 and over had increased by 13.2%, whilst the population aged under 45 had decreased by 10.1%. This is also reflected in the retired population, which increased by 44.6% between 2001 and 2011.

10.39 Many residents are content to continue living in their homes well into retirement, but others would like to downsize into smaller accommodation. However, the stock of smaller houses has been reduced over recent years as there has been limited new build of smaller homes and many residents have extended their existing properties.

Present Housing Mix

10.40 The Ward Profile also shows that the number of dwellings in East Woodhay in 2011 was 1,125 increasing by 40 since 2001. This excludes the more recent developments in Meadowbrook (49 dwellings), Paddock End (16 dwellings) and windfall housing. The majority of households lived in detached properties (63.7%). Since then, the further new developments have added more housing, mainly larger homes. The Parish has a much larger percentage of dwellings in the higher council tax bands compared to BDBC as a whole, with 65.8% of dwellings in bands E, F, G and H compared to 27.4% of the Borough as a whole (2017 figures).

10.41 Appendix 3.1 of the BDBC Housing SPD (July 2018), sets out information about the size and structure of the population and household structures and outlines what impact this may have on the sizes of housing required in the future in the Borough. It concludes at section A3.36, "Based on this evidence, there is a need for development to focus on the provision of two and three-bed properties, with a particular requirement for two-bedroom houses. Two- and three-bedroom properties should generally comprise at least half of the new dwellings delivered as part of new development (subject to the other considerations of Policy CN3 - Housing Mix for Market Housing). Although there is a continuing need for family homes, houses with four or more bedrooms should only be provided as part of a range of dwellings to provide mixed and sustainable communities".

10.42 BDBC's Housing SPD also highlights that the majority of household growth in the Basingstoke and Deane Borough over the Local Plan period, is expected to come from households with a representative age of 65 and over. Taking into account the ageing population, the types of households predicted to grow are predominantly smaller households: couples, one person households and households with one child.

10.43 Referring to the table below (Appendix 3.1 of BDBC's Housing SPD), East Woodhay Parish is the only Rural Ward within the Borough to exceed 50% of 4+ bedroom houses.

Parish	Total	O	1	2	3	4+
Bramley and Sherfield	2367	0.0	6.4	21.0	36.0	36.6
Burghclere, Highclere and St Mary Bourne	2246	0.0	2.4	17.5	37.5	42.5
East Woodhay	1092	0.1	2.6	13.8	32.4	51.1
Kingsclere	2123	0.1	9.1	20.2	38.9	31.7
Oakley and North Waltham	2735	0.0	5.7	11.7	41.8	40.8
Overton, Laverstoke and Steventon	2107	0.0	6.7	25.9	41.1	26.2
Pamber and Silchester	1835	0.2	3.5	15.7	38.4	42.1
Sherborne St John	929	0.0	4.5	20.3	33.5	41.7
Upton Grey and The Candovers	1153	0.1	4.2	19.5	32.4	43.8
Whitchurch	2241	0.1	10.8	25.3	37.8	26.0
Rural Wards	18828	0.1	6.0	19.1	37.8	37.0

Mix of homes by Ward/Parish: Percentage by number of bedrooms (Source: Census, 2011)

10.44 Principle 3.1 (at section 3.3 – 'Delivering a mix of homes') of BDBC's Housing SPD states, "In order to deliver balanced and sustainable communities, the council will seek a range of dwelling types and sizes that meet the requirements of Local Plan (Policy CN3 - Housing Mix for Market Housing) and made Neighbourhood Plan policies, having regard to the location and accessibility of the development, and the character and context of the site and surrounding area."

Requirement for Future Housing Mix

10.45 Based on the above data, the Parish housing mix is skewed towards large family homes with 4 or more bedrooms. Feedback from the Parish Plan and EWNP surveys is that the present housing mix does not meet the needs of the Parish. There is an increased requirement in the community for more two and three-bedroom homes - required to support younger people, those downsizing and the ageing population.

10.46 The SPB of Woolton Hill has seen an increased number of extensions of existing smaller houses. A number of smaller houses have also been demolished and replaced by larger houses. In particular our

bungalow stock is threatened by further development. In addition, there have been new houses built within existing, large gardens or plots – also typically larger houses. Such development has not made a contribution to the number of houses with fewer than four bedrooms, which is much needed.

10.47 BDBC's Housing SPD Section 3.3 (Delivering a mix of homes) paragraph 3.7 states, "Planning applications for two or more net new dwellings should be supported by information that clearly sets out the housing mix for market and affordable dwellings and explains and justifies the mix proposed." Paragraph 3.13 also recognises, "The Local Plan's supporting text sets out that 'for smaller developments (typically those of 3 or less units)' it may not be appropriate to meet the requirements of the policy." Although it is recognised that it may be more difficult to provide a mix of unit types on the smallest sites, where it is suitable on the site, the development should still provide a range of unit sizes."

10.48 Therefore, with the evidence above showing the need for smaller houses, the EWNP policy is for 50% of Market Housing having fewer than 4 bedrooms. Furthermore, planning applications for 2 or more net new dwellings should set out the housing mix in line with the SPD referenced above.

Policy HO4: Housing Mix – Provision of Smaller Homes

10.49 In any new residential development, there should be a varied mix of house types, of which at least 50% of market dwellings must be 1, 2 or 3 bedrooms. Planning applications for 2 or more net new dwellings should set out and justify the housing mix in line with the Basingstoke and Deane Housing Supplementary Planning Document (July 2018), Section 3.3.

Housing Replacements, Extensions, Residential Garden Land and Annexes

10.50 EWPC is seeing an increasing number of housing developments within gardens, housing replacements, extensions, annexes, garages and other incidental buildings, both in the countryside and in the SPB. This is impacting the rural nature and character of the Parish. A number of these developments have not been appropriate to their plot. It is also impacting, especially within the SPB, the appropriate density of development. In the NPPF, paragraph 124 d) maintaining an area's prevailing character and setting (including residential gardens) by achieving appropriate development density is outlined. This is important in maintaining the present rural character of the SPB. In addition, Policy SS6 of BDBC's Local Plan focuses on development in the countryside and provides that extensions or replacement dwellings should be appropriate to the plot.

10.51 Within the EWNP area, it is observed that the curtilage of a dwelling is often quite large relative to its size, leading to larger replacements and a continued loss of smaller dwellings. In assessing proposals for the replacement or extension of a dwelling, Policy H05 shifts the consideration of what is appropriate from plot size to consideration of the setting and size of the existing dwelling. Extensions to dwellings need to ensure that they can be read as an extension and do not dominate the existing dwelling. The purpose of Policy HO5 is not to prevent modest increases in the size of dwellings allowing homes to grow to meet the needs of families, rather to prevent developments which fundamentally alter the scale and character of the dwelling and adversely affects the rural nature of the Parish.

10.52 Likewise, development proposals on residential garden land, both in the SPB and countryside should be appropriate to the plot and meet the criteria in HO5.

10.53 The EWNP seeks to ensure that extensions that will be annexe accommodation remain subsidiary to the main building and are not capable of being sold separately.

Policy HO5: Housing Replacements, Extensions, Residential Garden Land and Annexes

10.54 The replacement or extension of a 'dwelling' will likely be permitted in the SPB and countryside provided that:

a) It would not result in a disproportionate increase in size over the existing dwelling.

b) It is sympathetic to the appearance and character of the existing dwelling and the surrounding area.

c) It would not harm the amenities enjoyed by the occupiers of neighbouring properties by reason of overlooking or overshadowing.

d) It does not lead to the loss of attractive features on or adjoining the site such as trees, hedges, walls or buildings that contribute to the character of the locality.

10.55 Ancillary annexe accommodation - where an extension is to provide for a residential annexe, it should accord with the above criteria and:

a) Not be capable of being made into a separate dwelling.

b) In most cases, be linked internally to the principal dwelling and be designed in such a way as to easily enable the annexe to be used as an integral part of the main dwelling at a later date. A separate external entrance to the annexe may be acceptable provided it is subsidiary to the entrance to the principal dwelling.

c) Have no boundary demarcation or sub-division of garden areas between the curtilage of the principal dwelling and the annexe.

10.56 Development proposals on residential garden land will be supported provided that:

a) They have regard to the prevailing plot characteristics in the surrounding area.

b) They maintain the prevailing character and appearance of buildings in their immediate locality.

c) They reflect the scale, mass, materials, design and layout of existing residential dwellings.

d) They safeguard the amenities of adjacent residential dwellings and their curtilages.

e) They provide off-street parking to Development Plan standards.

f) They have appropriate and safe access to the highway network.

House extension

Garages and Other Incidental Buildings

10.57 The Parish is also experiencing proposed conversions or development of new garages and construction of outbuildings. Provided they meet certain limits in terms of size, position and other conditions set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended), many garden buildings will be permitted development and do not need planning permission. However, where planning permission is required, Policy HO6 sets out a number of criteria that will be applied to the consideration of planning applications.

Policy HO6 Garages and Other Incidental Buildings

10.58 Where planning permission is required, proposals for new garages and other incidental buildings in the garden of a dwelling will normally be supported provided they:

a) Are not excessive in size with respect to, and are well related to, the dwelling they serve.

b) Do not constitute a dominant feature, having regard to the scale of the existing dwelling nor detract from the rural character or appearance of the locality.

c) Would not harm the amenities enjoyed by the occupiers of neighbouring properties by reason of overlooking or overshadowing.

d) Are only for purposes incidental to the residential use of the existing dwelling.

e) Are not readily capable of subsequent conversion to separate, self- contained, residential accommodation.

Affordable Housing

Within the Parish Plan Survey, 23% of respondents wanted affordable housing and 17% wanted sheltered housing for the over 55s.

Within the EWNP survey 88% of respondents were in favour of shared ownership and 44% in favour of social rented homes.

10.59 In 2019 the NPPF updated the threshold for the size of planning applications that can provide affordable housing. It requires that affordable housing, "… should not be sought for residential developments that are not major developments, other than in designated rural areas". Major development for housing, is defined as developments of 10 or more homes, or sites with an area of 0.5ha or more.

10.60 BDBC's Local Plan Policy for Affordable Housing, CN1 should be followed by developers for the provision of affordable housing. Policy CN1 requires 40% affordable housing on all market housing sites. The thresholds for sites to deliver this 40% are defined in the BDBC Housing SPD (July 2019).

10.61 CN1 also states that there may be exceptional circumstances, if they can be robustly justified, that warrant consideration of either off-site provision or a financial contribution towards off-site provision.

10.62 First Homes are a new type of affordable housing which is planned to be implemented in December 2021. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of affordable housing. It is proposed in the legislation that First Homes will be the government's preferred discounted market tenure for at least 25% of all affordable housing units delivered by developers through planning obligations.

11 Policy - Local Employment & Business

Local Businesses

11.1 To support a sustainable and prosperous rural economy the NPPF (paragraph 84) states, "Planning policies and decisions should enable:

a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed new buildings.

b) The development and diversification of agricultural and other land-based rural businesses;

c) Sustainable rural tourism and leisure developments which respect the character of the countryside;

d) The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."

11.2 Paragraph 85 of the NPPF states, "Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."

11.3 Reflecting this and the content of the Local Plan Policy EP4, the EWNP seeks to maintain and enhance the prosperity of the Parish. However, as most of the Parish lies within the North Wessex Downs AONB and due to its importance to the community, great weight will be given to its protection. Therefore, any business proposal within the countryside should pay particular regard to promoting sustainable forms of economic development. The North Wessex Downs AONB Management Plan 2019-2024 should be followed and the AONB consulted on any proposal to ensure it has their support.

11.4 In order to maintain the rural nature of the Parish, the following considerations apply equally to areas within, adjacent to and outside the Woolton Hill SPB. The proportionate and appropriate economic development of both new and existing businesses within the Parish will be supported. However, the development must be of a scale and intensity appropriate to its context, must not impact detrimentally on residential amenity, and must have an acceptable impact on the character and scale of the village, hamlets and the rural environment.

11.5 Business development within the countryside that has a small scale impact and is in line with the North Wessex Downs AONB Management Plan will be considered. Larger developments that create a substantial impact to the countryside and are not in line with the North Wessex Downs AONB Management Plan, through location and scale of building, noise, smells and traffic will not be supported.

11.6 With the majority of people commuting to work, working from home is seen as a means of encouraging business and creating a more sustainable community. In order to support the viability and sustainability of rural enterprise and home working, the provision of good telecommunications within the Parish is of particular importance. Currently fibre optic connections are the most robust and future-proof method of delivering high performance connectivity. This, or its further developed technological equivalent, should be the aim for all new developments and should be considered an important part of any development.

East Woodhay Neighbourhood Plan

Fairoak Garden Machinery

11.7 The BDBC Economic Needs Assessment (Feb 2018) confirms that its rural hinterland hosts a wide range of rural economic activities and recognizes the potential for the reuse of existing buildings for tourism related accommodation and activity. As a principle, the EWNP will support the conversion or use of present agricultural facilities in the countryside if in line with the NPPF paragraph 84 or Class R Permitted Development (Class R – agricultural buildings to a flexible commercial use, Town and Country Planning, General Permitted Development Order 2015).

11.8 In addition, consideration must be given to the issues of delivering low carbon and renewable energy with its associated infrastructure. The EWNP would consider these types of developments in the countryside, if they follow policies outlined in LB1 (especially being in an appropriate location) and in line with the Key View Policy (NE2) within the EWNP. Any proposal should consult the AONB and be in line with the North Wessex Downs AONB Management Plan.

Policy LB1: Supporting Local Employment and Businesses

11.9 EWNP will support the local rural economy with the reuse or conversion of permanent agricultural or other rural buildings, and with well-designed new buildings in the countryside for business purposes. Proposals for the development of new businesses or expansion or diversification of existing businesses – including agricultural or equestrian based operations – will be supported providing that they:

a) Are on previously developed land; or

b) Are for a change of use or conversion of a suitable permanent building or new building; or

c) Will enable farm diversification, new business or tourism that benefits the rural economy without harming the open character of the land or causing harm or having a detrimental impact on neighbours and local infrastructure (including drains); or

d) Are for small-scale new business, provided it is not in an isolated location and where scale must be considered in terms of the overall, cumulative impact it will have on its location and environs, not just on its physical size; and

e) Meet the requirement of other development plan policies (NPPF and Local Plan Policy EP4 or its revision) and the North Wessex Downs AONB Management Plan.

11.10 All commercial development proposals must be well designed and of a use and scale that is appropriate to the site and location when considering:

a) Landscape, heritage, environmental impacts and the accessibility of the site.

b) Their effect on the character, function or appearance of the land, buildings of historical interest or nature conservation interests and on residential amenity and road safety.

c) Impact from increased traffic (including HGVs), noise, smell, lighting, vibration or other emissions or activities arising from the proposed development.

d) The appropriateness for the rural roads and the impact on their character, as well as consideration of the safety of cyclists, pedestrians, horse riders on local single track lanes.

e) The need for residential accommodation on site.

11.11 Proposals for new employment development should provide a Connectivity Statement setting out how it will provide for a fibre optic connection (or its updated technological equivalent) to the nearest connection point in the public highway. Unless not technically feasible, the development should provide suitable ducting to enable more than one service provider to provide a fibre connection.

12 Policy - Traffic and Transport

In the Parish Plan Survey 69% of respondents considered that parked cars by the schools created a hazard and the speed should be reduced to 20mph.

61 % felt that parking spaces are required near The Stores and the Surgery.

56% considered that construction traffic damages local roads and verges.

12.1 Transport in this context focuses on the issues that are of concern to the Parish, as impacted by the change of use and development of land. However, many traffic matters fall outside the scope of planning. For example, changes to existing transport networks, traffic lights, speed limits, signage, traffic circulation etc.

12.2 Traffic impacts are considered in Section 9 of the NPPF (all paragraphs) and Policy CN9 (Transport) of the BDBC Local Plan. Recently, a Transport Strategy for the Borough was completed, but this does not cover our Parish challenges, as it is focused on Basingstoke Town Centre. Rural issues are planned to be covered through a future countryside rural access strategy.

12.3 This policy area generated high levels of feedback from the community with concerns being strongly expressed on the impact of traffic across the Parish. One of the basic conditions for a Neighbourhood Plan is sustainable development. This Neighbourhood Plan regards transport as having a large impact on the capacity of the area for sustainable growth, due to the transport constraints of the Parish.

12.4 The Parish has a network of primarily narrow rural roads. Many of these, in the countryside, have along the road edges a mixture of vegetated high banks, deep drainage channels and often crumbling edges. A few roads within the SPB have pavements but in the countryside there are none. Here the roads are shared by cars, agricultural vehicles, walkers, joggers, cyclists and horse riders. Many of the roads are single track, with few passing places. Combined with this narrow network of roads, there has been an increase in traffic, exacerbated by recent development and the decrease in public transport in the Parish, which is now very limited. There has also been an increased number of cyclists, walkers, horse riders and joggers using the roads.

12.5 This has resulted in transport problems becoming a growing concern for the community. This has led to a number of local initiatives including speed and traffic monitoring that has enabled the recording of car numbers and speeds and the construction of a path across the Woolton Hill Parish Field to move children off a busy road with no pavement.

12.6 The community concerns include:

a) Increase in car traffic across the Parish, especially in Woolton Hill (as evidenced from monitoring) and along narrow roads in the countryside. Some of this increase has been generated from recent development in and outside the Parish, especially as Woolton Hill provides many of the services for the surrounding area.

b) The future of public transport servicing the area (already very low) and the increased reliance on private cars.

c) Increase in the number of heavy goods and delivery vehicles going through the Parish.

d) Future development across the Parish will cause further traffic impacts, especially along the narrow roads.

e) Increase in speeding, especially along the roads in Woolton Hill (as evidenced from monitoring).

f) Potentially dangerous traffic congestion caused by parking outside the schools (at pick up and drop off times across the Parish) and the Surgery in Woolton Hill; parking outside of St Thomas' church when it is being used for large events such as weddings and funerals.

g) Increase in on road parking across the Parish.

12.7 Paragraph 104, of the NPPF advises, "Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

a) the potential impacts of development on transport networks can be addressed;

b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;

c) opportunities to promote walking, cycling and public transport use are identified and pursued;

d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and

e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places."

Traffic In Church Road, Woolton Hill

12.8 Therefore, any proposed developments in the Parish, residential and non-residential, will be required to provide robust assessment of traffic generation and impact, especially on the country roads in the Parish. It should also evidence how mitigation will be achieved and in what time frame against the development build out.

12.9 The BDBC Local Plan Policy CN9 (Transport), promotes a safe, efficient and convenient transport system. In section 5.83 it states the need to ensure that new developments do not compromise highway safety. Therefore, any new development should review the NPPF and Policy CN9 and provide a high-quality highway design, to provide a safe and secure traffic movement layout for all modes of highway travel, working in liaison with Hampshire Highways.

12.10 As mentioned, paragraph 104 of the NPPF also states that development proposals should address the opportunities to promote walking and cycling. In paragraph 112 it goes on to state that applications for development should, "...give priority first to pedestrian and cycle movements, both within the scheme and neighbouring areas and second – so far as possible – to facilitating access to high quality public transport…".

12.11 Within the BDBC Local Plan, Policy CN9 (Transport) states that development should seek to minimise the need to travel, promoting opportunities for sustainable transport modes. Paragraph 5.85 identifies that walking and cycling have a key role in sustainable travel. The EWNP would wish to see all developments demonstrate how they are promoting sustainable transport (walking, cycling and horse riding).

12.12 On road parking has become an increasing problem. As required by BDBC's Local Plan Policy CN9, development proposals should provide appropriate and safe parking. Planning applications should therefore have regard to Local Plan policies CN9 and EM10 (Delivering High Quality Development). Developments should also consult BDBC's Parking SPD (July 2018) to ensure the parking provision is well designed and available in the right location (this covers both residential and non-residential parking). This SPD should be read in conjunction with the Design and Sustainability SPD which provides further detail on parking design.

Policy TT1: The Traffic and Parking Impact of New Development

12.13 New developments, both residential and non-residential should:

a) Address opportunities to provide safe, sustainable transport and identify how it can link up with existing or proposed footpaths, enabling a reduction in car usage.

b) Provide off street parking, designed to fit with the character of the area and the design of the dwelling it serves. The parking design should be in accordance with Local Plan Policies CN9 and EM10.

Appendix A Key View Descriptions

View 1: Parish Field to Wayfarers

The Parish Field was given, by way of deed of gift, to the Parish Council in 1959. A permissive all-weather path across the field enables people walking along the field to see the scarp to the south west. At the corner of the field seats are provided to enable contemplation and the view to be enjoyed.

View 2: From Brenda Parker Way looking South West

The Brenda Parker Way is a 78 mile walk from Aldershot to Andover, taking in some of the most beautiful countryside in North Hampshire. It was officially opened in 2011.

This view from the Benda Parker Way to the scarp demonstrates the mosaic woodland and grassland which is so typical of the Parish.

View 3: From Hollington towards West

The lane between East End and Hollington is a popular one throughout the year and affords excellent views to the West. The mixed farming in the foreground with trees bordering, creates an intimate character. This is an uninterrupted view to Pilot Hill, the highest point in Hampshire.

View 4: From Heath End looking North West

The scarp forms a wonderful boundary to the Parish towards the west. This view demonstrates the mixed farming in the foreground and grassland on upland of the scarp. Both are also bordered by trees creating a mixed view. This part of the Parish is rural with only the occasional traditional farmstead.

View 5: From East Woodhay looking South West

The church at East Woodhay, St Martins, nestles at the foot of the downs and the present church of St Martin was built in 1823. From the windy lane by the church the view is an excellent example of mixed grassland with trees forming copses as the view extends up to the scarp.

View 6: From East Woodhay looking North East

From the lane between East End to East Woodhay there is a typical example of a lowland view as it stretches out towards Ball Hill and then into the distance. Here is a diverse landscape of varied topography, covered by a mosaic of woodland such that buildings are hidden from sight.

View 7: From East Woodhay looking West

This is one of the best examples from a country lane of grassland field structures with mixed farmland as the view extends towards West Woodhay in the north western part of the view. This is a popular part of many walks before going up to the top of the downs.

View 8: From Wayfarers Walk looking North East

Starting in the North Wessex Downs, The Wayfarers Walk is a 71-mile trail in Hampshire, running from Inkpen Beacon in the north of the county to the sea at Emsworth, in the south. Part of the Wayfarers Walk forms the border of the Parish in the west. The whole of the Parish stretches out from this wonderful vantage. Minimal buildings are visible and the medium to small-scale mosaic of woodland, with mixed farmland is clearly visible. Fields are well-treed and the intimate character is clear.

View 9: From North End looking South West

From the conservation area of North End in the north part of the Parish, views stretch out to the south west. Trees, which edge the grassland fields, form windows to the mosaic fields in the distance as the view extends to the scarp.

View 10: From Hollington Farm footpath looking South West

From the footpath which runs across Hollington Farm the view takes in grasslands and mixed farming. A variety of ancient trees can be seen both singularly and making a border to the grassland fields which stretch onto the scarp.

Appendix B Biosites

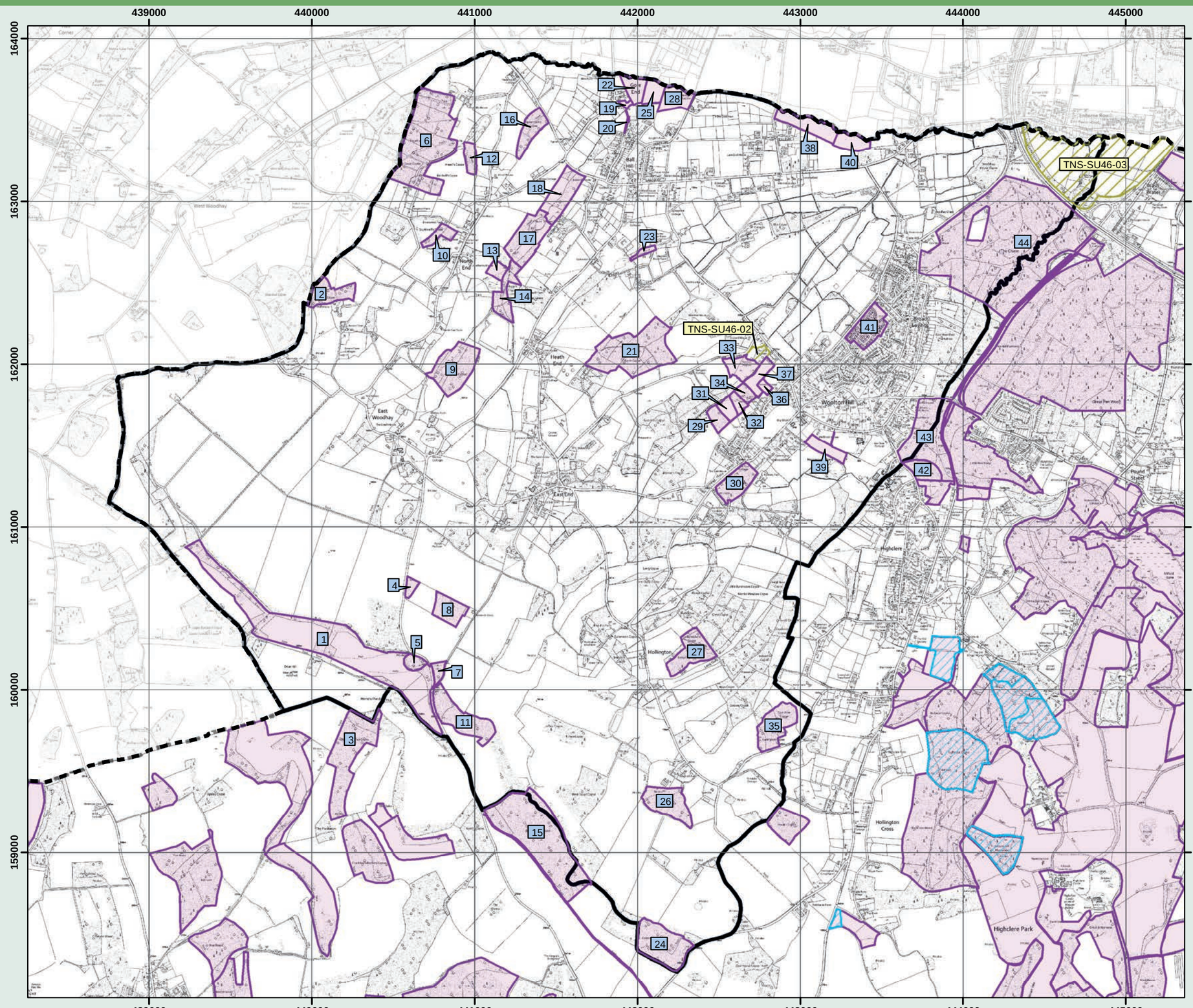
Details of Biosites (sites which HBIC holds biological survey information for) within the search area:

Map Label	Biosite Ref	Biosite Name	Central Grid Ref.	Biosite Type	Area (ha)	Last Phase2 Survey	Last Brief Survey	Last Other Survey
1	36-0001	East Woodhay Down (1a - 1b)	SU39806040	Site	28.88	27/08/2000	01/06/2007	
2	46-0001	Berries Copse	SU40106240	Site	2.95		06/07/1990	06/07/1990
3	45-0007	Charldown Top Copse	SU40205980	Site	9.52		04/07/1985	04/07/1985
4	46-0002	Rabbit Pit Farm Plantation	SU40606060	Site	0.63	02/06/1996		
5	46-0003	East Woodhay Chalk Pit	SU40656020	Site	0.99	03/06/1996	01/06/2007	
6	46-0004	Smart's Copse	SU40706340	Site	15.46	28/08/1991		
7	46-0005	Rabbit Pit Covert	SU40756010	Site	0.79	03/06/1996		
8	46-0006	Rabbit Pit Farm Copse	SU40806050	Site	2.66	03/06/1996		
9	46-0007	Park Copse, East Woodhay	SU40806200	Site	5.95		26/09/1990	26/09/1990
10	46-0008	Scuttwell's Copse	SU40806280	Site	1.32	03/06/1993		
11	45-0024	Hollington Wood	SU40905980	Site	5.61	06/07/1990		
12	46-0009	Ansell's Copse	SU41006330	Site	1.23	28/08/1991		
13	46-0010	Northenby Field North End	SU41106260	Site	0.98	13/06/2008	16/07/1984	16/07/1984
14	46-0011	Higgs's Copse	SU41186247	Site	2.79	13/06/2008		
15	45-0027	Buckhanger Copse	SU41305910	Site	18.38		03/08/1990	03/08/1990
16	46-0012	Spearman's Copse	SU41306340	Site	2.60	28/08/1991		
17	46-0013	Burlyns Pond	SU41406280	Site	5.17	13/08/1999	16/07/1984	16/07/1984
18	46-0014	Burlyns Farm Field	SU41506310	Site	4.22		16/07/1984	16/07/1984
19	46-0016	Knights Farm 1, Ball Hill	SU41906360	Site	0.25		16/05/1984	16/05/1984
20	46-0151	Gore End Road Verge	SU41936349	Site	0.05		01/07/2018	15/06/2017
21	46-0017	Copse Farm Wood	SU42006210	Site	11.07		01/01/1987	
22	46-0018	Knight's Farm 2, Ball Hill	SU42006370	Site	1.82	16/05/1984		
23	46-0019	Oakhurst Field	SU42056270	Site	0.47		17/07/1984	17/07/1984
24	45-0040	Coles Wood	SU42105840	Site	6.56		12/12/1989	12/12/1989
25	46-0022	Knight's Farm 3, Ball Hill	SU42106370	Site	1.57	16/05/1984		
26	45-0041	Grove Copse, East Woodhay	SU42205930	Site	4.38		12/12/1989	12/12/1989
27	46-0025	Long Copse/Collarmakers Copse	SU42306020	Site	4.15	12/12/1989		
28	46-0026	Knight's Farm 4, Ball Hill	SU42306360	Site	2.35		16/05/1984	16/05/1984
29	46-0028	Abbey Wells Copse, Woolstone Hill	SU42506160	Site	1.23		12/06/1985	12/06/1985
30	46-0029	Rookery Farm Wood	SU42606130	Site	3.24	03/06/1993		
31	46-0030	Abbeys Wells Meadow Grazed Area CHS	SU42606160	Site	1.10	04/07/1997	12/06/1985	12/06/1985
32	46-0031	Abbey Wells Meadow Ungrazed Area CHS	SU42606175	Site	0.85	04/07/1997	12/06/1985	12/06/1985
33	46-0032	Woolton Hill Rank Fen	SU42606200	Site	2.13	14/09/1999		
34	46-0034	Abbey Wells Scrub Meadow	SU42706180	Site	0.92	04/07/1997	12/06/1985	12/06/1985
35	45-0050	Narington Copse & Four Acre Copse	SU42805970	Site	4.48		12/12/1989	12/12/1989
36	46-0035	Woolton Hill Grassland	SU42806185	Site	0.46		08/07/1999	17/07/1984
37	46-0036	Woolton House Field	SU42806195	Site	1.66	14/09/1999		
38	46-0038	Meadow South of River Enborne	SU43006348	Site	3.18	23/07/1999	16/07/1984	16/07/1984
39	46-0153	Woolton Hill Glebe	SU43156148	Site	1.72	22/08/2018		
40	46-0040	Bourne House Meadow (7)	SU43306335	Site	1.87		23/07/1999	16/07/1984
41	46-0041	Harwood Paddock, Woolton Hill	SU43406220	Site	3.77	01/05/2003		
42	46-0044	Seven Stones Field	SU43806130	Site	2.04	17/07/1984	14/04/1993	
43	46-0045	Milkingbridge Alderwoods, Highclere Estate	SU43806160	Site	9.27	14/04/1993		
44	46-0053	The Chase	SU44406270	Site	48.81	19/04/1975		

Appendix B Biosites *Continued*

East Woodhay Neighbourhood Plan

Appendix B Biosites *Continued*



Hampshire Biodiversity Information Centre

HBIC Ref: 9741

Biosites within East Woodhay Parish:

Legend

- Area covered by HBIC
- Biosite (Labelled blue)
- Sub-biosite (Labelled blue)
- Target Note Surveys (Labelled cream)
- Desk Studies
- East Woodhay Parish

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East Woodhay Neighbourhood Plan

Appendix C Potential Local Projects

Based on Parish Plan feedback from residents and supported by later surveys the following is a list of potential projects, which are not in any priority order and have not been costed:

(i) A map of the parish showing key places – suggested location close to the Stores.

(ii) An open noticeboard for use by residents.

(iii) Improve parking by the surgery and schools.

(iv) Improve the maintenance of roads.

(v) Provision of allotments.

(vi) Removal of stiles on public footpaths and replacement with gates.

(vii) Additional permissive paths, where appropriate, to link together existing footpaths and established rights of way to facilitate circular walk routes.

(viii) Dedicated safe cycling routes.

(ix) Improve facilities for leisure within playgrounds and other open areas.

(x) Additional seating around the Parish e.g. corner by the stud at junction of Trade Street and Woolton Hill Road.

(xi) Safe cycling learning space.

(xii) Opportunities for native wildflower planting.

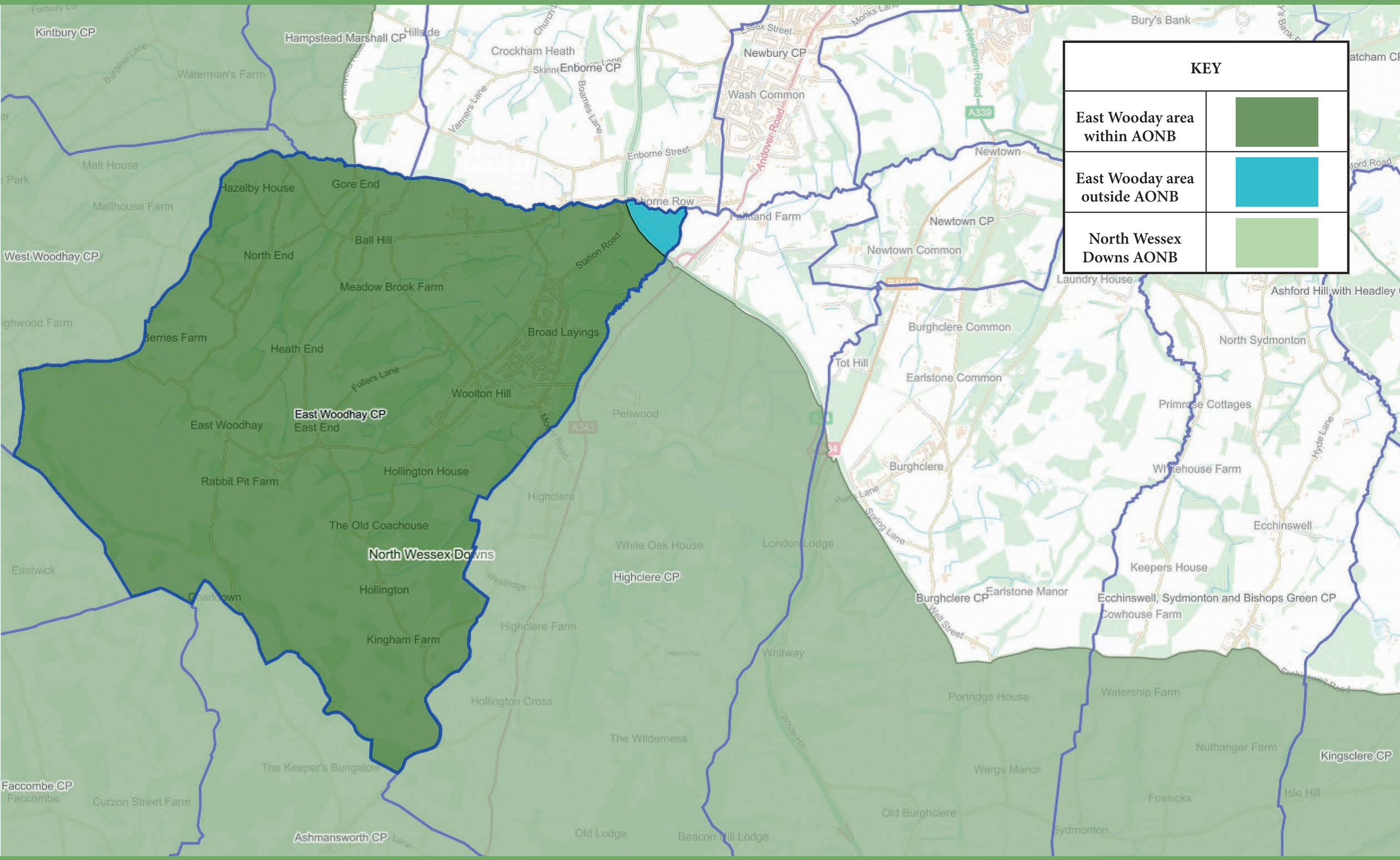
(xiii) Set up clubs for the younger members.

(xiv) Installation of dropped kerbs, where appropriate eg new pavement by Paddock End and Greenacres.

Appendix D East Woodhay Within the AONB

East Woodhay Neighbourhood Plan

Map showing the AONB boundary and the area of East Woodhay Parish included within the AONB (99% of the Parish area).



East Woodhay Neighbourhood Plan
2022-2029