

BURGHCLERE PARISH NEIGHBOURHOOD PLAN

2011 – 2029

As Modified May 2023



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Courtesy of Lottie Baker, Burghclere Primary School

Guide to Reading this Plan

Of necessity, this Neighbourhood Plan (as modified) is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. Introduction & Background

This section explains the background to the Neighbourhood Plan.

2. The Neighbourhood Area

This section details many of the features of the designated area.

3. Planning Policy Context

This technical section relates this Plan to the National Planning Policy Framework and the planning policies of Basingstoke & Deane Borough Council.

4. Community Views on Planning Issues

This section explains the community involvement that has taken place.

5. Vision, Objectives & Land Use Policies

This is the key section. Firstly, it provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed on page 6. There are Policy Maps at the back of the plan to which the policies cross reference.

6. Implementation

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy, which the Parish Council will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

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FOREWORD

Burghclere is a beautiful rural parish in North Hampshire, popular not only for its proximity to major road and rail links around the South of England but also its wonderful rural setting with Watership Down and North Wessex Downs Area of Outstanding Natural Beauty (AONB).

The government has granted local communities an opportunity to create plans for future development within the parameters set by local planning authorities. Basingstoke and Deane Borough Council set parishes housing targets within the Local Plan and, taking advantage of the former to meet the latter, we developed a Neighbourhood Plan, which was 'made' in May 2021. Our neighbourhood plan allows us to decide where and what type of development should take place in our area. As it forms part of the Local Plan it also carries greater 'weight' in planning considerations and in particular against speculative planning proposals.

Parishioners have recognised the need to develop a positive, constructive vision for Burghclere and want to take control, as far as possible, over how growth will evolve. The Neighbourhood Plan describes how we can develop and protect the assets and strengths of the parish now and into the future. It has been designed to encourage sustainable development, enabling the parish to achieve the growth required of us, whilst safeguarding our important heritage and rural character. Specifically, it set out one site for development in Burghclere and includes policies relating to the style and type of housing development envisaged. There are also policies regarding protection of the landscape, key views and biodiversity, and issues such as tourism and car parking.

Since our plan was 'made' Basingstoke and Deane Borough Council (B&DBC) have begun work on their Local Plan Update. This is welcome. We have offered constructive suggestions and will continue to do so. However, the new Local Plan is not expected to be adopted until late 2025. With the continued lack of a 5-year housing land supply, planning applications have to take into account the 'presumption in favour of sustainable development' and the pressure from speculative development has correspondingly increased across the Borough. To maintain the currency of the neighbourhood plan in the period between May 2023 and late 2024, the parish council have decided to review the neighbourhood plan and make certain modifications.

We want to be ambitious. To that end we are adding a policy to engage the new Burghclere Design Code and supplementing the Green Infrastructure policy to reflect the Environment Act and the Government's nature recovery objectives. Since our housing target has been met there is no additional housing allocation identified for Burghclere in the emerging Local Plan Update. It will provide 2 years further protection against speculative development under the NPPF para 14. Subject to confirmation by the Independent Examiner we consider the proposed modifications "are not so significant or substantial as to change the nature of the 'made' plan" and do not require a Referendum. In their Regulation 14 response, B&DBC concurred.

Your continued support has been hugely welcome. Once again, many thanks to all who contributed to its preparation, in particular you – residents of the parish – members of the Parish Council, and consultants Oneill Homer, who have contributed high quality professional expertise. We commend this plan to you.

Richard Carrow, Chair, Burghclere Parish Council

PREFACE

Burghclere is a rural parish with a population of about 1,200 people living in over 450 houses spread over an area of approximately 8 square miles.

The built environment of the parish centres around the village of Burghclere itself with a number of dispersed hamlets such as Old Burghclere, Adbury Holt, Whitway and Tothill, and other scattered housing settlements all of which are surrounded by mainly woodland and farmland. The A34 runs through the South and to the West side of the Parish, and the B4640 runs across the Northwest quadrant. A network of roads connects Burghclere village and its hamlets, some of which are used as 'rat runs' for through traffic.

The parish has 57 listed buildings, 10 scheduled monuments and 6 SSSIs. The southern portion of the parish lies within the North West Downs Area of Outstanding Natural Beauty (NWD AONB). Several local attractions draw tourists to the region, principal among them being Highclere Castle as well as Sandham Memorial Chapel in Burghclere itself. An extensive network of footpaths and bridleways, together with several commons (Herbert Plantation, Newtown and Earlstone) make the area very popular with walkers, cyclists and horse riders, as well young families who can experience nature on their doorstep.

Amongst those living within the parish are some who have done so all their lives and have strong family connections spanning generations. Others are more recent arrivals, often with young families, who commute to workplaces in London, Newbury, or other towns nearby. With its established churches, pubs and Sports Club, older and recent residents alike enjoy a friendly community spirit, from which a variety of other clubs, societies and social networks have sprung. The attractive rural aspect, the quality and character of its built environment, coupled with its proximity to excellent transportation links make Burghclere a very desirable place to live.

Burghclere has grown incrementally over the years while retaining its rural character. We recognise that the parish will continue to grow to meet the demand for housing and the changing demographic shape of the region. Such growth should be sympathetic to the character of the parish, based on local needs and, as far as possible, benefit those who live and work in or have direct connections with the parish.

The BPNP has taken account of comments submitted during the Pre-Submission consultation, including feedback received during public consultation events and from the Steering Group.

Through the modification to this Neighbourhood Plan we have an opportunity to continue to influence how the parish will develop up to 2029. Having been examined successfully, it will form part of Basingstoke and Deane Council's statutory development plan and will consequently inform future development.

LIST OF POLICIES

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1. INTRODUCTION & BACKGROUND

1.1 Burghclere Parish Council has prepared a Neighbourhood Plan for the area designated by the local planning authority, Basingstoke & Deane Borough Council, on 26 February 2018. The plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2 The area coincides with the parish boundary (Plan A).

1.3 The purpose of the modification to the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2029. The Plan will continue to form part of the development plan for the parish, alongside the Basingstoke & Deane Local Plan 2011 – 2029. The Borough Council has started the process of reviewing its adopted Local Plan, however the neighbourhood plan is intended to cover the same period as the current Local Plan.

1.4 Neighbourhood Plans provide local communities, like Burghclere, with the chance to manage the quality of development of their areas. Now it has been approved, the Plan forms part of the statutory development plan for the area and carries full weight in how planning applications are decided. Plans and subsequent modifications must therefore contain only land use planning policies that can be used for this purpose. This may mean that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet certain ‘basic conditions’ before they come into force. In essence, the basic conditions are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, that it is appropriate to make the neighbourhood development plan;
- That the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- That the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area – in this case Basingstoke and Deane Borough Council (or any part of that area);
- The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations;
- Prescribed conditions are met in relation to the Plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. Burghclere Parish Council confirms there are no prescribed matters in relation to the Plan, and
- The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, which came into force on 28 December 2018 added a further Basic Condition. The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(7).

1.6 The parish council consulted on a Pre-submission plan between Friday 7 October and Friday 18 November 2022. This exercise demonstrated continued community support for the proposed modifications. Subsequently some changes were made to improve clarity and application of policy wording to ensure the Plan met the Basic Conditions. A separate Consultation Statement set out those changes and describes the process of formal and informal consultations carried out.

The Neighbourhood Plan

1.7 In March 2023, the Parish Council demonstrated to an Independent Examiner that it had successfully engaged with the local community in preparing the Plan, and that it has met the Basic Conditions and other statutory requirements. The Modification Statement published alongside the BPNP explains why, in the Parish Council's opinion, the modifications do not change the nature of the plan. BDBC formally submitted the modification statement formally setting out the Local Planning Authority's (LPA) view on the nature of the modifications.

1.8 The Independent Examiner has agreed with this assessment and since the material modifications do not change the nature of the existing made Plan, a referendum is not required and the Plan can be made by BDBC.

Strategic Environmental Assessment (SEA) & the Habitats Regulations

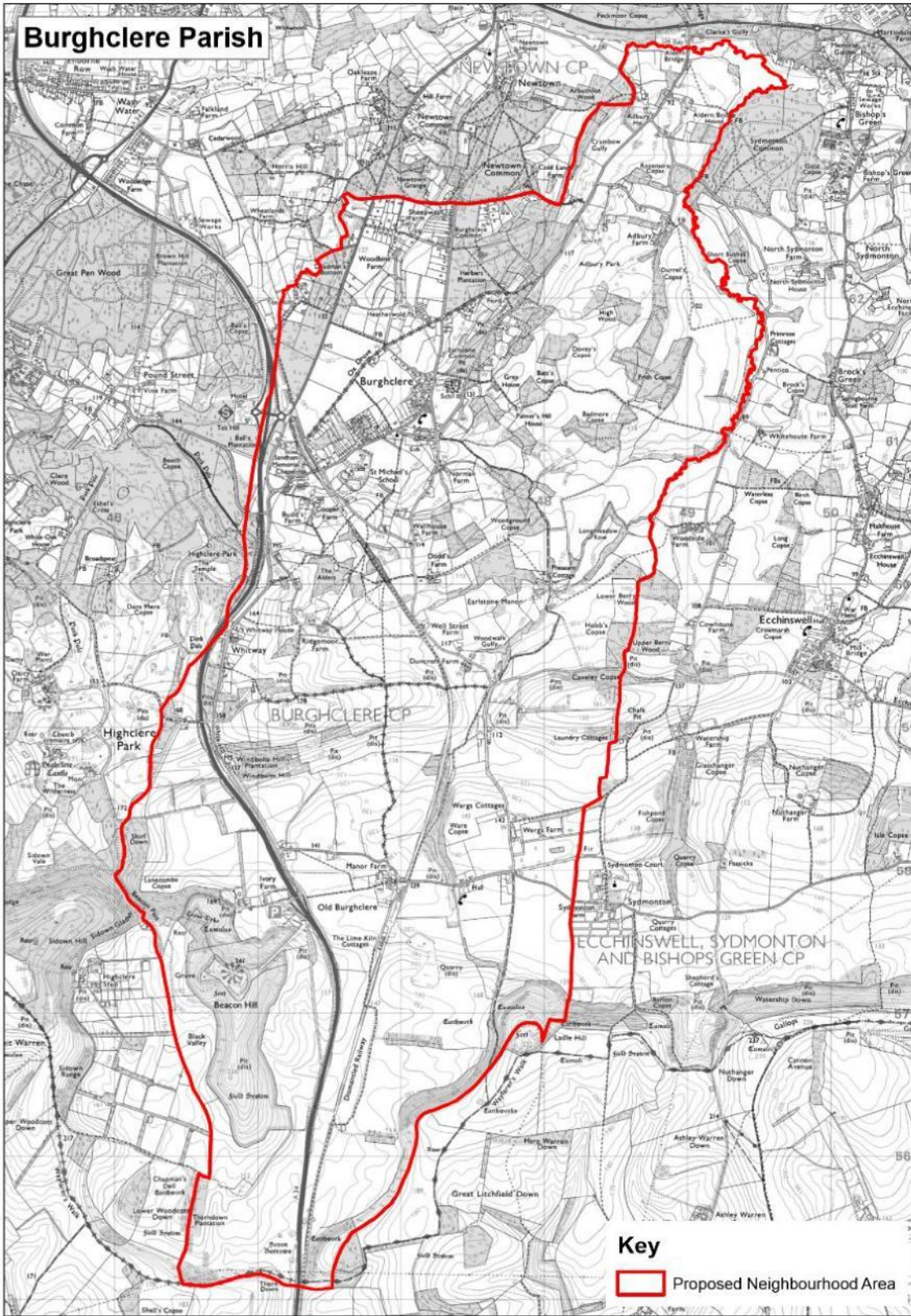
1.9 Basingstoke & Deane Borough Council confirmed in its Screening Opinion of October 2022 that a Strategic Environmental Assessment Addendum Report is required to accompany the Burghclere Neighbourhood Plan Modification Proposal in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004.

1.10 A Sustainability Appraisal Addendum Report (incorporating SEA) has been prepared to inform this modification proposal (see the evidence base). It applies the same sustainability objectives that were used to assess the policies of the 'Made' Plan. The final version of the SA Addendum Report is published for examination alongside this Submission version of the modified plan.

1.11 The Screening Opinion also confirmed that the modified plan would not need to be subject to a Habitats Regulation Assessment (HRA).

Environment Act 2021

1.12 Finally, since the first plan was 'made', the Environment Act has introduced a range of measures to protect and improve the environment and address species decline, including introducing biodiversity net gain. It supports the creation of a Nature Recovery Network, including Local Nature Recovery Strategies and measures to increase investment in and action to 'Make Space for Nature'.

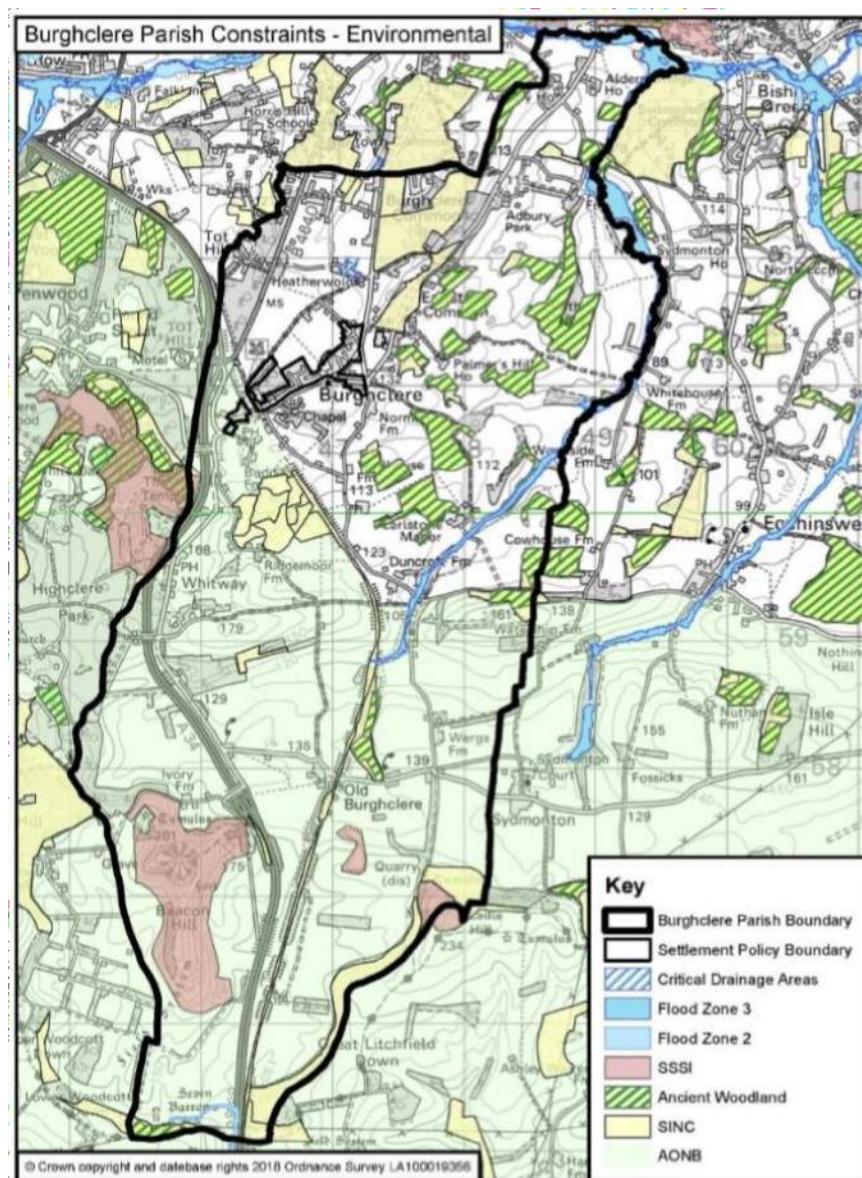


Plan A: Designated Neighbourhood Area

2. THE NEIGHBOURHOOD AREA

2.1 Burghclere Parish is oblong in shape along its north-south axis and is located to the south of Newbury and Greenham Common. While Greenham Common has a defence related past, a growing Business Park has been developed on the built-up area of the site, and the remaining bunkers are used in film making. The historic market town of Newbury provides Burghclere with employment, shopping and other facilities and services.

2.2 The western edge and south of the parish lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) (see Plan B below) with extensive views to Ladle Hill and Beacon Hill to the south and southeast. To the north is flatter terrain and extensive parcels of ancient woodland. The northern boundary runs along the River Enborne and the parish is surrounded by other settlements such as Whitchurch to the south, Highclere to the west, and Ecchinswell and Kingsclere to the east.



Plan B: Environmental constraints in Burghclere

2.3 The A34 runs north-south along the western side the parish, as does the disused Didcot to Southampton railway line. The Parish had two stations: Burghclere station at Old Burghclere and Highclere station in the village of Burghclere. With the railway line came the expansion of the parish.

2.4 The parish has a long history. There are Bronze Age barrows to the south of Beacon Hill, where there was an Iron Age settlement. There is mention of a church at Burghclere in the Domesday survey. It is thought that the parish developed at the southern end with the mediaeval village at Old Burghclere. Following the Black Death this was deserted and is now only visible as irregularities in the ground.

2.5 While the parish remains predominately rural, there is a distinctive change in landscape typology between the flatter terrain in the north and the highly visible landscape features in the south – Beacon Hill, Ladle Hill and Watership Down. Over the centuries the population has moved from the high chalk in the south to the lower lying areas in the north.

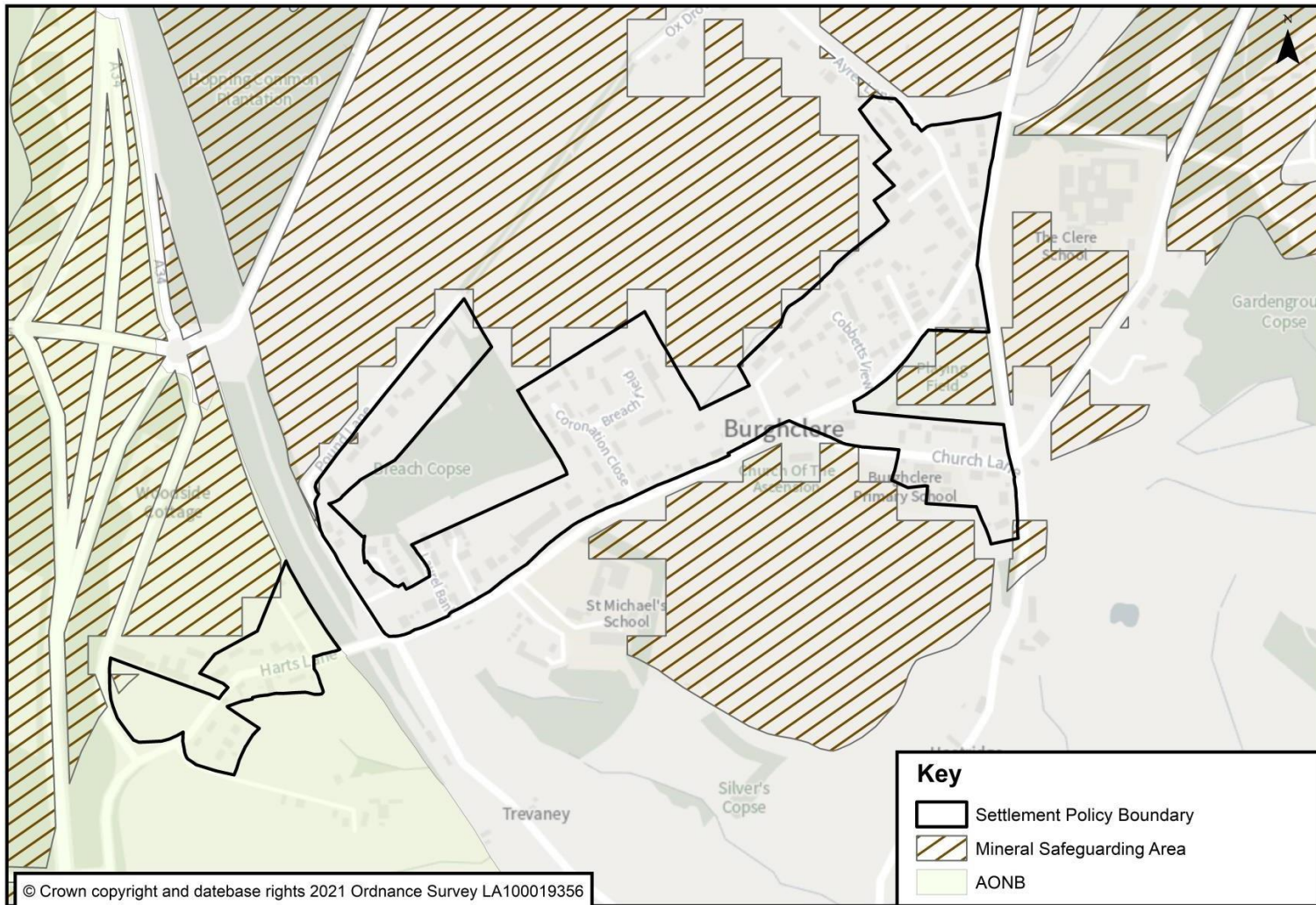
2.6 To the north is the village of Burghclere, smaller low-density hamlets and pockets of ancient woodland. The spread of development over the years has created several distinct settlement areas in addition to the main village of Burghclere and Old Burghclere. The population of the whole Parish was recorded as 1,152 and 450 dwellings in the Census 2011.

2.7 Whitway/West Street lies in the west of the parish, and Tothill, Sheepwash Lane, Heatherwold, Adbury Holt and Aldern Bridge in the north. The parish also contains a number of dispersed countryside estates such as Adbury Park Farm. While these settlements have very limited services, Old Burghclere retains a successful restaurant. To its east is part of Wergs Farm that runs over the parish boundary and forms part of Sydmonton Court Estate. Whitway also retains a successful pub. These smaller settlements identify themselves as part of the Burghclere community.

2.8 The parish has four schools, each having an extensive catchment area which is typical of rural areas, these are; Burghclere Primary School, Clere School (a Secondary School but with no sixth form), Burghclere Pre-School, and the independent St Michael's School.

2.9 There are 57 listed buildings in the Parish, including the Grade I barn to the southwest of the Grade II* Manor House, and the Grade I Church of All Saints at Old Burghclere and the Grade II* Earlstone Manor. Five of the scheduled ancient monuments known as the Seven Burrows lie to the north and east of Thorn Down, four further scheduled ancient monuments forming part of Beacon Hill and Ladle Hill. The Grade II* Earlstone Manor lies between Old Burghclere and the village of Burghclere. The Grade I Sandham Memorial Chapel, a National Trust property, lies in the village of Burghclere. A very small part of the Historic Park and Garden of Highclere Park lies within the parish, with the majority lying to the southwest, outside the parish.

2.10 Part of the parish along the northern boundary with the River Enborne and its tributaries lies within Flood Zone 3, an area with a high probability of flooding. There is an extensive Mineral Safeguarding Area around the village of Burghclere (see Plan C overleaf).



Plan C: Mineral Safeguarding Area

3. PLANNING POLICY CONTEXT

3.1 The parish lies within the Basingstoke & Deane Borough area in the county of Hampshire.

National Planning Policy

3.2 The latest National Planning Policy Framework (NPPF) published by the Government in 2021 is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the NPPF 2021 are considered especially relevant:

- Plan-making and the plan-led system (§15)
- Neighbourhood Planning (§14, §28-§30)
- Housing Requirement (§66)
- Rural Economy (§83)
- Healthy and Safe Communities (§92)
- Community Facilities (§93)
- Local Green Space (§98 - §103)
- High Quality Design (§127)
- Planning for Climate Change (§153)
- The Natural Environment (§174 - §178)
- Biodiversity (§179)
- The Historic Environment (§190)

3.3 The Government has also set out a requirement for the provision of First Homes in a Written Ministerial statement on 24 May 2021. These requirements were subsequently incorporated into National Planning Practice Guidance requiring First Homes to become part of the affordable housing contribution. It is anticipated that the forthcoming Local Plan will deal with this matter appropriately, in the meantime B&DBC have published interim guidance.

Strategic Planning Policy

3.4 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan. The development plan primarily comprises the Basingstoke & Deane Local Plan 2011 – 2029 adopted in May 2016. Its key policies applying to the Parish are:

- Policy SS1 Scale and Distribution of New Housing – defines a settlement boundary for Burghclere (see Plan D);
- Policy SS5 Neighbourhood Plans – requires Burghclere to provide 10 dwellings over the plan period.
- Policy SS6 New Housing in the Countryside

3.5 There are also a wide range of development management policies:

- Policy CN3 Housing Mix for Market Housing – requires market housing to be made up of type and size that addresses local requirements;
- Policy CN8 Community, Leisure and Cultural Facilities – seeking to protect and enhance community facilities;
- Policy EM1 Landscape – reflecting the national importance of the North Wessex

Downs AONB and its setting and requiring proposals to adhere to criteria set out in the North Wessex Downs AONB Management Plan;

- Policy EM4 Biodiversity, Geodiversity and Nature Conservation – seeking to protect and enhance biodiversity;
- Policy EM5 Green Infrastructure – seeking to protect and enhance green infrastructure assets;
- Policy EM10 Delivering High Quality Development – setting out criteria to secure a robust design-led approach;
- Policy EM11 The Historic Environment – seeking to conserve and enhance the quality of the historic environment;
- Policy EP4 Rural Economy – supporting economic uses in the countryside; Policy EP5 Rural tourism – supporting tourism development in the countryside.

3.6 Since the Local Plan was adopted, B&DBC have also published a number of planning policy guidance notes and Supplementary Planning Documents (SPDs) to guide development.

3.7 The Hampshire County Council Minerals and Waste Plan 2030 adopted in October 2013 also forms part of the development plan. A key policy applying in Burghclere is Policy 15 Safeguarding – mineral resources which defines several Minerals Safeguarding Areas (MSA) in the Parish. These are areas where an additional test will be applied in order that proven resources are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked, and where appropriate regeneration can be facilitated (see Plan C).

3.8 There are also 'made' neighbourhood plans in the vicinity which form part of the development plan, notably at Kingsclere. None contain policies that are of direct relevance to this Neighbourhood Plan.

3.9 In areas within the North Wessex Downs AONB the Development Policies (DE01 – DE23) of the AONB Management Plan 2019 – 2024 should also be given full consideration.

Neighbourhood Planning and the parish 'Indicative housing number'

3.10 Basingstoke and Deane Borough Council (BDBC) strongly support the role of neighbourhood planning. Neighbourhood planning has been both popular and successful throughout the borough, with 12 adopted neighbourhood plans and 7 additional areas designated. Ecchinswell parish to the east of Burghclere are preparing their own neighbourhood plan and it will be important to consider cross boundary opportunities, particularly ecological and walking/cycling connectivity. The high uptake of neighbourhood planning has given communities the ability to influence and guide development in their local areas.

3.11 The Government also strongly supports neighbourhood planning as emphasised by paragraph 14 of the NPPF. Policy SS5 of the adopted Local Plan established local housing requirements for the rural areas of the borough to be met through neighbourhood planning. Burghclere parish received a housing number of 10 dwellings in the plan period to 2029.

3.12 In addition to the strategic and development plan policies outlined, the modification to the Neighbourhood Plan is being prepared during work on the Local Plan Update. While it is anticipated that Basingstoke and Deane will have to provide

[BURGHCLERE PARISH NEIGHBOURHOOD PLAN MODIFICATION PROPOSAL 2011-2029](#)

additional homes to that planned for in the adopted Local Plan the preliminary work on the updated spatial strategy and Part 1 Settlement Study undertaken by BDBC indicates there is no additional housing requirement for Burghclere, the parish having already exceeded its housing target in the current adopted Local Plan.

3.13 In April 2022 the Borough Council confirmed there was no requirement for a modified version of the 'Made' plan to allocate any additional housing, over and above the 15 units which have already been allocated by Policy B2, to re-engage NPPF paragraph 14. BDBC also confirmed that if the housing requirement for Burghclere were to change after the modified Burghclere NP is 'made' then any additional requirement could be addressed through a further modification. The Parish Council concurs with this view.

3.14 The latest expression of the Borough Council's Local Plan Update and the emerging spatial strategy and policies was published on the 9th June 2022¹. As with earlier papers published in 2021, this most recent material defines the settlement of Burghclere as Category 4 "small village".

3.15 The indicative housing figure enables this modification to continue to reflect its own housing supply policies and provide a "complementary" spatial strategy as anticipated by Planning Practice Guidance (PPG) Reference ID:41-009-20190509 and Reference ID: 41-070-20190509. The Qualifying Body's approach has regard to NPPF paragraph 13, paragraph 15 and paragraph 60 by continuing to provide a positive vision for the future of the parish as anticipated under the 'Plan Led System'.

¹ <https://democracy.basingstoke.gov.uk/documents/s28416/report.pdf>

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 In respect of the 'Made' plan, two informal consultations were conducted with residents. The first was a 'Have Your Say' afternoon on 6th April 2018 followed by a presentation on neighbourhood planning by a Planning Officer from B&DBC and a Q&A session afterwards. Over 50 attended during the afternoon and over 70 the evening presentation. Concerns raised at the Q&A session included loss of village rural character, where houses might be built, support for smaller affordable homes not big mansions and whether the local council might override local opinion. The second took place during two Drop-In sessions at the Portal Hall in December 2018. Over 80 attended and 53 questionnaires were returned.

4.2 There was significant support for affordable housing for first time buyers, suitable housing for older people to live independently, those with additional needs and for local people to upsize or downsize. Residents were also asked to indicate their preferred sites and least favoured sites and results collated ranking the sites by preference. The site preferred was the parcel of land at the SW end of the village (Site A or BUR 006 in the 2018 SHELAA). There was significant support for designating green spaces and protecting views, and for tourism and additional local business, although somewhat reduced.

4.3 The following broad conclusions emerged:

- There was strong support for the proposed (10-15) housing numbers. Among the comments was concern that some of the sites could accommodate more than this number. Several thought that more houses might be needed.
- A large proportion felt that the mix of criteria selected was right. A few thought sites should also encourage walking to school.
- Of the 4 sites that best met the criteria, a significant majority considered Site A (BUR006) best met the criteria, followed by Sites F, H & I. A number noted that Sites A and F are in the AONB and at the entrance of the village from the South. Some concern was raised about site sizes (in particular F & H). Asked whether any of the excluded sites were more suitable, over half said no.
- There was substantial support for the use of Parish land to be used for affordable housing for local people.
- A significant majority supported the proposed mix of design, heritage and key views policies to preserve and enhance Burghclere's rural character.
- There was significant agreement for the proposals that protect local green spaces, green infrastructure and community facilities and allow for future improvement.
- Support for business policies and a rural business hub was expressed. A few suggested a shop or café might be considered.
- The proposed policy on tourism gained similar backing and over half thought that the parking and traffic policies were viable. Views varied as to what to do about traffic and parking; a number thought the Primary School needed more parking, but there was no unanimity on a solution.

4.4 Consultation with local schools, businesses, landowners and other stakeholders took place between February and June 2019 and the outcome of this consultation is considered to be reflected in the plan and its policies along with the views of the local community from previous consultations.

4.5 Paragraph 1.7 of 'made' Plan summarised the outcome of that Pre-Submission Plan consultation. An updated account is set out in the Consultation Statement which accompanies this plan.

4.6 On 8 July 2019 a land promoter, Falcon Developments, submitted an outline planning application for 35 houses on Site B/BUR003 only 4 days after notification that B&DBC had lost its 5-year land supply. This meant that Policy SS1 of the Local Plan was superseded by Paragraph 11 of the NPPF (the presumption in favour of sustainable development). After a public meeting on 18 September 2019, at which all 109 parishioners present bar one abstention voted against Falcon's application, the Parish Council submitted an objection to B&DBC noting, *inter alia*, that it undermined the principles of neighbourhood planning by being premature to the Burghclere Parish Neighbourhood Plan. B&DBC rejected the application in November 2019, which Falcon Developments appealed. The Planning Inspectorate held a Hearing on 3 December 2020 with all interested parties and after due consideration dismissed the appeal.

4.7 The community is well aware of continued efforts by developers to exploit the lack of the 5-year land supply and have reported surveys taking place to the Parish Council. Residents have been apprised and are supportive of the need for the modification of the Neighbourhood Plan through social media and the parish magazine, which was agreed by the Parish Council in Dec 2021.

5. VISION, OBJECTIVES & LAND USE POLICIES

The Vision of the neighbourhood area in 2029 is:

“Burghclere village has grown whilst retaining its special rural qualities. Growth has not undermined the landscape and has preserved the essential character of the parish, village and outlying hamlets, and important views into and from the countryside.

New homes have helped address local need and sustain the demand for cherished community facilities – the Portal Hall, recreation ground and the local schools.

The design of new homes on the edge of and on infill sites within the village respect local character. There is a wider range of entry level housing types that enable younger people to find homes and older households to downsize. There are also now more affordable homes in the village.

Technological changes have resulted in increased use of fuel-efficient and electric modes of transport, benefiting the environment. These also allow more working from home rather than reliance on commuting. The growth of new micro-businesses throughout the parish means the parish is more self-contained.

Recognition of the benefits of rural biodiversity has enhanced the connectivity between the village and the countryside. The development of the parish has not only avoided harm to its biodiversity but has also helped create new ecological value.

The tourism potential of the area has been realised and has led to new local employment opportunities. Beacon Hill, Sandham Memorial Chapel and activities at the Recreation Ground continue to thrive. There are improved village car parking facilities.”

Objectives

5.1 The objectives of the modified Neighbourhood Plan are:

Housing:

- To help meet housing needs by supporting the delivery of new housing in accordance with B&DBC Policy SS5. (Policies B1 & 2)
- To help meet the need for smaller homes by securing a more appropriate mix of housing in new developments (Policy B4)
- To ensure any new housing is built on sites and at densities that would not harm the prevailing character of the area in which it is set or the amenity of nearby properties. (Policies B5, 6, 8, 9, 13)

Design, Heritage and Landscape

- To ensure all new development respects the particular character of the area in which it takes place in terms of design, layout, materials and sustainability. (Policies B3, 5 & 6)
- To protect and enhance the parish's heritage, including the North Wessex Downs AONB, listed buildings and other locally important buildings and structures across the parish. (Policies B5, 7 & 8)
- To provide a Design Code specific to the parish that secures high quality design that residents and developers can use to inform proposals in addition to guidance already available. (Policy B5 & B8)

Environment

- To protect and enhance the most valued open spaces for the use of the community within and adjacent to the settlement policy boundary. (Policy B11)
- To increase wildlife and improve biodiversity through a green infrastructure and nature recovery policy in conjunction with neighbouring parishes (Policy B10)

Business & Tourism

- To support the local economy and encourage opportunities for smaller businesses to grow and develop in appropriate locations across the parish including the potential for a rural business hub and working from home. (Policy B2)
- To support and encourage tourist attractions without detriment to the amenity of the village and parish. (Policy B13)

Parking

- To ensure appropriate parking provision is made within any new development and that better parking is provided within Burghclere village. (Policy B14)

Land Use Policies

5.2 The following policies relate to the development and use of land in the designated Neighbourhood Area of Burghclere. They focus on specific planning matters that are of greatest interest to the local community, especially in seeking to accommodate its housing requirement figure and securing high quality design.

5.3 There are many parts of the Parish that are not affected by these policies and there are many other policy matters that have been left to the Local Plan to cover. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual, helpful inter-dependence.

5.4 Each policy is numbered and titled, and is shown in bold italics. Where necessary, the area to which it will apply is shown on the Policies Map. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

Policy B1: Burghclere Settlement Boundary (BSB) and Building in the Countryside

The Neighbourhood Plan defines a settlement boundary at Burghclere, as shown on the Policies Map.

Proposals for development within the defined settlement boundary will be supported, provided they accord with the other relevant policies of the development plan, including this Modified Neighbourhood Plan and provided they have regard to the Burghclere Design Code (December 2022).

Apart from the limited circumstances set out in paragraph 80 of the NPPF and policy SS6 of the adopted Local Plan 2011-2029 or successor policy, there is a presumption against development of new homes outside the Settlement Boundary

In the area of the parish that is part of the River Test catchment (see Plan D) new dwellings and development resulting in a net increase in population (including rural worker housing 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.

5.5 Burghclere is a rural village of long standing within a highly sensitive landscape setting that needs to be protected as much as possible from any large or small-scale development threatening the distinctive character and 'fingers of countryside' which provide the unique shape of the settlement area. It is therefore imperative that development remains within the settlement boundary to minimise negative impacts that unsuitable development would have on the landscape and important views.

5.6 The policy defines the extent of the Burghclere Settlement Boundary (BSB) for the purpose of applying Local Plan Policy SS1 – Scale and Distribution of New Housing which sets out the principles of development within settlement boundaries and the surrounding countryside. In this respect, the Local Plan (Paragraph 4.70) is explicit in its aim 'to direct development to within the identified Settlement Policy Boundaries and specific site allocations'. Outside of settlement boundaries it is the intention to maintain the existing open nature of the countryside and resist the encroachment of development into rural areas or on residential garden land.

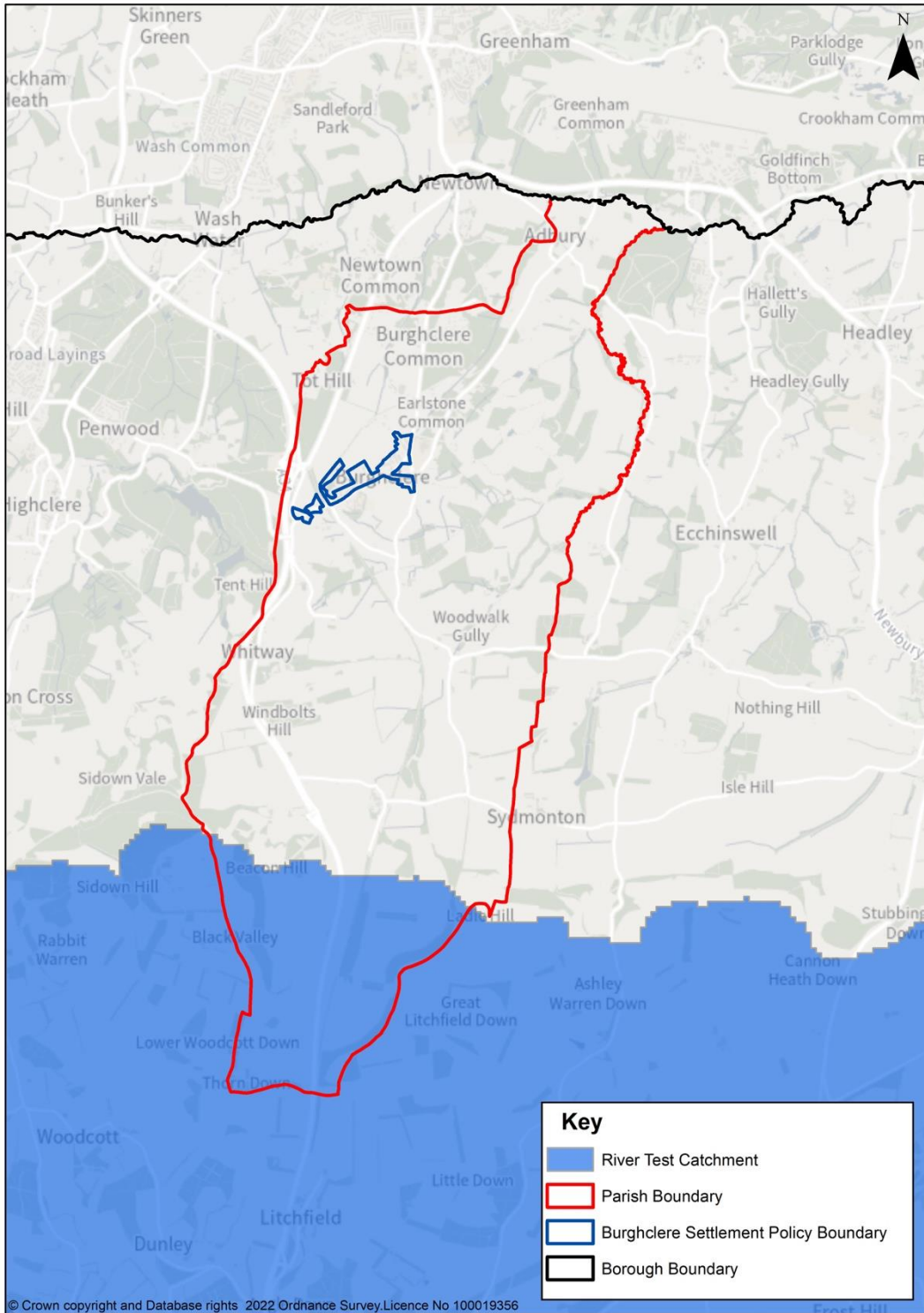
5.7 Burghclere Village is surrounded by locally valued and sensitive landscape that seeks to be protected from larger scale developments threatening the rural character of the area. Maintaining the rural character of the countryside in the parish is regarded with high importance by the community. It is therefore crucial that new development remains in and around the current built-up area, to minimize the impact it would have on the landscape. The countryside is therefore subject to a more restrictive policy unless specific circumstances apply. As defined in paragraph 80 of the NPPF there is a presumption against development of new homes outside settlement boundaries. In addition, Policy SS6 (New Housing in the Countryside) and paragraph 4.77 of the adopted Local plan describe the limited circumstances in which small scale residential development might be acceptable where it meets a demonstrable local need agreed in consultation with the Parish Council.

5.8 The policy is therefore intended to distinguish between the built-up area of the main village and the surrounding countryside. Its objectives are to support sustainable development to meet the agreed local housing requirement figure as per NPPF paragraph 66 plus an additional quantum of housing to provide flexibility for future housing growth over the plan period while also protecting the integrity of the rural

character of the village. The revised settlement boundary therefore accommodates the site allocation proposed by Policy B2 which will deliver at least 15 new homes and make a positive contribution to meeting the Borough's housing needs in this plan period.

5.9 The boundary is principally derived from the defined Settlement Policy Boundary provided for by Policy SS1. Its purpose is to clearly translate the BSB in the adopted Local Plan boundary drawn to incorporate the site allocation of Policy B2 and the 6 dwellings completed at Sandham House off Pound Lane. It therefore updates the settlement boundary defined on the Policies Map of the Local Plan. The Policy also allows for the continuing growth of the village through suitable infill sites. The suitability of sites for infill development will be judged against the design policies of the development plan and the Burghclere Design Code.

5.10 In recent years, the issue of nutrient neutrality has become apparent in the borough. Wastewater 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 small section of the River Test catchment is located in the south of the parish (see Plan D) within the North Wessex Downs AONB. 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.



Plan D: River Test Catchment Nitrate Map

Policy B2: Land off Harts Lane / Winchester Road

The Neighbourhood Plan allocates 0.89 Ha of land north of Harts Lane for a mix of residential, employment and blue/green infrastructure uses as shown on the Policies Map. Development proposals will be supported, provided the following key requirements are met:

- i. The residential scheme delivers at least 15 dwellings comprising a mix of open market and affordable homes in accordance with Local Plan policies with an emphasis on 2 and 3 bed homes suitable for first time buyers, those looking to rent their first home, retired estate workers and downsizers;**
- ii. The employment scheme consists of a single storey B1 'flexible workspace' of about 150m2 forming a 'rural business hub';**
- iii. The provision of informal and formal recreation space to the Basingstoke and Deane Borough Council's adopted standards, including a Local Equipped Area for Play (LEAP), if there is a proven need, which is accessible to children from the village;**
- iv. A landscape strategy is prepared, and the layout and heights of buildings have full regard to the Local Plan policy requirements, the location of the land within the North Wessex Downs AONB and the setting of heritage assets;**
- v. Mature trees and hedgerows forming the site boundary are retained unless their removal is essential; A Noise Impact Assessment is prepared and where noise mitigation is recommended this is implemented in accordance with specifications to be agreed with the Local Authority;**
- vi. A biodiversity strategy is prepared, which delivers a 'net gain' in overall biodiversity value on site in accordance with national policy taking into consideration guidance in Achieving Biodiversity Net Gain Basingstoke and Deane Borough Council: Interim Guidance for Development (2021) (or successor document); and a drainage strategy is prepared and agreed with the Lead Local Flood Authority;**
- vii. Pedestrian and cycling access is provided off Harts Lane to a specification to be agreed with the Highways Authority;**
- viii. Vehicle access is made from Harts Lane in a location and of a type which reflects the rural setting to be agreed with the Highways Authority;**
- ix. Layout, character and materials will reflect the local rural character and settlement edge setting of the site and external spaces will be designed to take account of solar orientation for amenity and sustainability purposes;**
- x. The layout will be designed to create a sense of arrival within the scheme and provide a community focus for residents and encourage pedestrian and cycle links to the village;**
- xi. Building form and roofscape will be designed to be sympathetic to the site's characteristics and to respect the AONB setting; and**
- xii. The layout has regard to the need for utility providers to access infrastructure on the land for future maintenance and upgrading.**

5.11 The policy allocates land for a mixed-use scheme north of Harts Lane. The settlement boundary of Policy B1 has been modified to incorporate the site and the scheme is expected to deliver at least 15 dwellings. This exceeds the housing requirement of 10 dwellings in Policy SS5 and makes provision for at least an additional 5 dwellings (excluding windfall development) which in turn provides the village with the added protection afforded by paragraph §14 of the NPPF.

5.12 The site lies just within the North Wessex Downs AONB between the A34 Newbury by-pass and the AONB boundary. See Plan E. The Parish Council are aware of their obligations under the Countryside and Rights of Way Act (CROW Act 2000 Section 85) and the 'great weight' attached to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty. The policy seeks to ensure that the potential for adverse landscape impacts is successfully mitigated. A Landscape and Visual Appraisal concludes the site is of low-medium value both intrinsically and as a contributor to the character of its setting, given its current condition as an uncultivated field and high boundary vegetation adjacent to the urbanising feature of the A34. The appraisal also confirms there is limited 'intervisibility' between the site and the main body of the AONB.

5.13 While the scale of the proposed allocation is limited, the socio-economic benefits of the scheme are considered to provide the 'exceptional circumstances' as required by paragraphs 176 and 177 of the NPPF to outweigh any harm to the designated landscape. The AONB Background Paper (in the evidence base) indicates that the proposal is not considered to be 'Major Development'. This judgment is, however, a matter for the Local Planning Authority to conclude as decision-maker. BDBC has advised that in their opinion the allocation does not meet the test of 'Major Development'². The scale of development proposed and the setting of the allocation (severed from the main body of the AONB by the A34) is not considered to significantly affect the character and appearance of the North Wessex Downs AONB given the particular characteristics of the site.

5.14 The policy sets out a series of key development principles to ensure the potential effects of development are addressed and to ensure the scheme is of high quality, supports a net gain in biodiversity in line with the provisions of the Environment Act and BDBC's Interim Guidance published in February 2021, and delivers clear community benefits. The National Planning Policy Framework expands upon the fundamental principles of good design to define what is expected for well-designed places and explain how planning policies and decisions should support this. The policy is drafted to ensure there is sufficient clarity to enable the policy to inform Development Management considerations and to avoid ambiguity³ and along with the Design Code, the development principles outlined in the policy provide such clarity.

5.15 The supporting evidence indicates that it is possible to avoid or mitigate any significant adverse environmental effects by ensuring compliance with the requirements of the policy. Although not a specific policy requirement the landowner/developer is encouraged to engage with the Parish Council and the community in the preparation of a design brief prior to the submission of any application. This responds to the heightened emphasis placed on design standards and design quality now anticipated through the Written Ministerial Statement dated 1st October 2019 which accompanied the publication of the National Design Guide and by paragraphs 126 and 134 of the NPPF.

5.16 The Parish Council encourages a 'co-design' approach is undertaken prior to a planning application being submitted for the site advocated by NPPF 126 and paragraph 17 of the National Design Guide. This is to ensure the scheme retains a sense of community 'ownership' as described by policy L3 (paragraph 160) of the Guide.

² Major Development' as defined by Footnote 60 of the NPPF.

³ PPG Paragraph: 041 ID:41-041-20140306.

5.17 An objective of the Neighbourhood Plan includes meeting the need for smaller homes and the policy therefore seeks to encourage an emphasis on homes suitable for those looking to buy or rent their first home, retired estate workers and downsizers. No conclusion has yet been reached, but the policy requires consideration to be given to deliver a proportion of the homes in this way in line with policy B5 and to afford opportunities for people with a local connection to gain access to local housing to meet their needs. Moreover, the delivery of affordable homes delivered through a Community Land Trust (CLT) would be supported by the parish council.

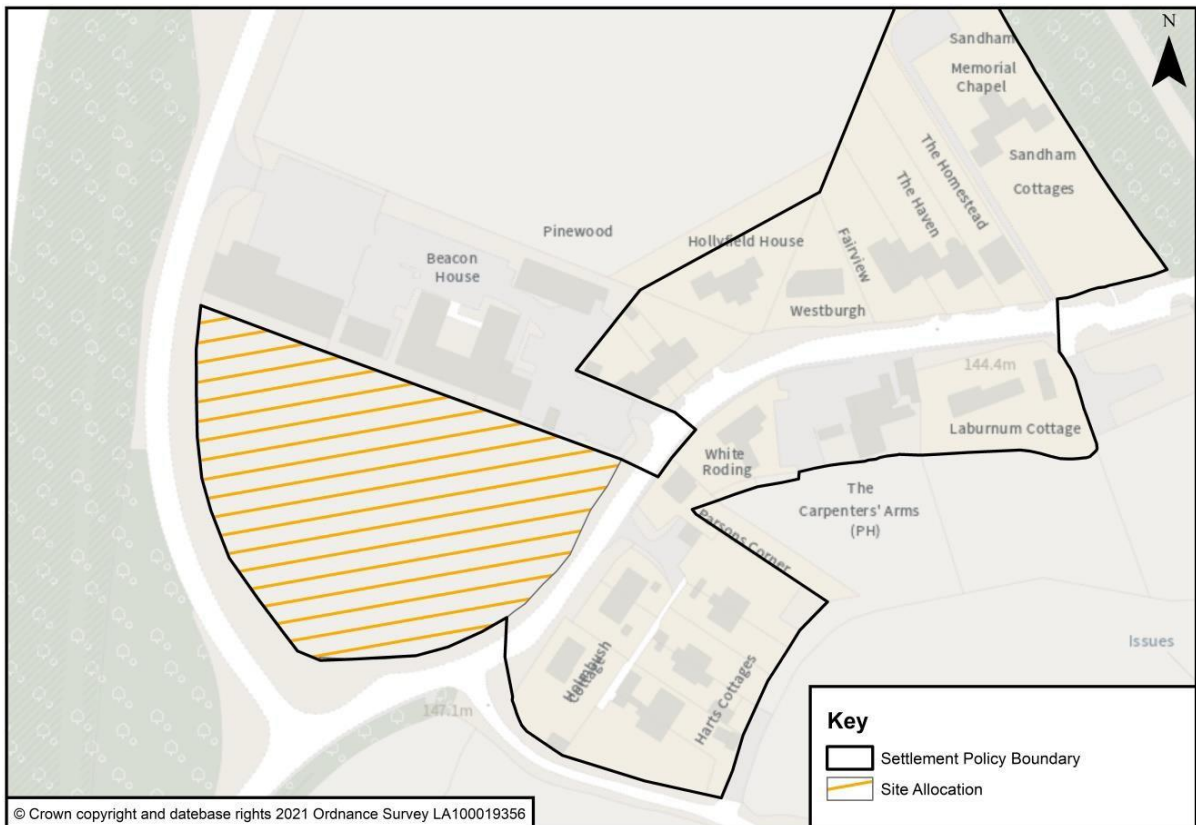
5.18 The allocation also includes the formation of a rural business hub. The Local Plan supports the continued expansion of traditional rural enterprises such as rural crafts, tourism / day visitors and rural leisure pursuits. The BDBC Economic Needs Assessment (Feb 2018) confirms that while the vast majority of the existing employment floorspace stock and recent employment related developments have taken place in Basingstoke town, business space is also available in the rest of the predominantly rural parts of the Borough which provide opportunities for local jobs. Business floorspace in Burghclere, however, is in short supply and floorspace at Beacon House adjacent to this site is fully occupied. The Economic Needs Assessment confirms (paragraph 6.85) that the demand for incremental small-scale growth in flexible B type uses of a modest scale (under 500 sq. m) will continue into the future and small-scale demand could be fostered at the neighbourhood scale as proposed by this policy.

5.19 The approach taken in the policy avoids the vagaries of leaving such a requirement to be dealt with as a development management matter (which as the Economic Needs Assessment also confirms is a process that small scale enterprises are unlikely to engage with) while delivering wider community benefits for Burghclere by providing opportunities for homeworkers to expand their business activities in the village. This in turn will help to reduce the need to travel to employment further afield. The 2011 census indicates about 15% of residents work from home and the average distance travelled to work by residents of the Parish is 24.7km of which just under 70% of journeys are by car. (Source: Census 2011 table QS701 & 702EW).

5.20 If no progress is being made to secure the operation of the Business Hub, then consideration will be given to how this use may be secured. This may include consideration by the Parish Council of accepting operational responsibility/ownership of the Hub for employment purposes or wider community functions. However, the Rural Business Hub is based on an existing proven and viable model in a nearby Parish. The operator of that Hub has indicated the proposal is of a size and location to meet a demand in the local area and has confirmed their interest in taking the Hub forward as a commercial operation. Survey work to scope demand has revealed 88% of 40 respondents would anticipate using such a facility ranging from full-time to several times a year. The availability of a meeting room drew significant interest and one that could be put to other purposes such as therapy, craft workshops etc. 77% of respondents were from Burghclere and surrounding districts demonstrating support for this scheme.

5.21 The modest scale and single storey requirement of the building is to ensure such a proposal remains both viable and accessible by reducing the costs associated with Disability Discrimination Act (DDA) compliance. As such the policy is a deliverable response to the aspirational requirements set out in policies EP4 and 5 of the adopted Local Plan and paragraphs 84 and 85 of the NPPF.

5.22 The policy requirements reflect the development brief provided to the land promoter, who have confirmed the policy and the development principles it contains are deliverable and that there are no constraints that would impact on scheme viability.



Plan E: allocated site within settlement boundary

5.23 The work on the Vision and Objectives, and the Sustainability Appraisal, provided the basis for how the village can evolve in a sustainable way in the coming years. A number of objectives were generated to develop a clear spatial understanding of the neighbourhood area. The most important principle is that future growth must continue to lie adjacent to the defined settlement boundary to be in 'general conformity' with the development plan. The other spatial principles comprise protecting the integrity of the rural character of the village; minimising local traffic congestion; utilising access to and from existing infrastructure; and having convenient access to the strategic road and rail network. This has culminated in the proposed housing site allocation.

5.24 In the December 2018 consultation, the community indicated their support for this approach, including a majority who supported the proposed site allocation on land off Harts Lane / Winchester Road. The Borough Council has confirmed that this allocation will meet in full the housing requirement figure for the neighbourhood area up to 2029 (as per paragraph 66 of the NPPF).

Policy B3: Residential Garden Land Development

Where planning permission is required, development proposals on residential garden land within the settlement boundary, as shown on the policies map, should have regard to the provisions of the Burghclere Design Code (December 2022) in terms of plot subdivision, and the following criteria:

- i. they maintain, or where possible enhance, the prevailing character and appearance of buildings in the immediate area;**
- ii. they have due regard to the scale, mass, design and layout of existing residential dwellings in the surrounding area;**
- iii. they safeguard the amenities of adjacent residential dwellings and their curtilages;**
- iv. they provide off-street parking to development plan standards;**
- v. they have appropriate and safe access to the highway network; and**
- vi. any loss of biodiversity value on the site will be fully mitigated, and measures to create a net gain in biodiversity through habitat creation and enhancement are incorporated in accordance with national policy, taking into account Achieving Biodiversity Net Gain Basingstoke and Deane Borough Council: Interim Guidance for Development (2021) (or successor document).**

5.25 Residential Garden development is regularly raised as an area of concern by local residents and a recent planning decision (21/00288/OUT) in Burghclere have exacerbated this concern. Gardens are an important environment resource and often make a major contribution to local character. The policy continues the approach in the 'made' plan to resist the inappropriate development and subdivision of residential gardens within the settlement boundary. It reflects NPPF paragraph 71 and 124(d) by establishing local criteria that may be applied for applications for the redevelopment of RGL within the Burghclere settlement boundary and for clarity, it requires development proposals to have regard to the Burghclere Design Code (December 2022) to assist the decision maker in applying their planning judgement on applications.

5.26 The development plan is silent on policy to resist inappropriate development on RGL, although in January 2019 BDBC issued an informal guidance note on 'New Homes in the Countryside on Previously Developed Land'. This policy is intended to assist the decision maker in their planning judgment as described in paragraph 10 of that guidance.

5.27 However, in some cases it may not be possible to meet all the criteria described above due, for example, to the lack of uniformity of the prevailing character in which the proposal is located. In such situations, an applicant must demonstrate why it would be acceptable to not have regard to the Burghclere Design Code (December 2022). For the avoidance of doubt, proposals that are considered to be appropriate on garden sites in accordance with the criteria set out in this policy will also be assessed against other policies within this plan, to ensure that they achieve a high standard of development. This policy covers sites where an existing house or houses are retained and new dwellings are erected in the garden or multiple garden areas or curtilage; and/or the existing buildings are demolished and the plot subdivided in order to make way for further development.

5.28 In no way does this policy affect the rights of the owners to continue using land within their curtilage of their homes as garden land; nor does it prevent householders

from carrying out the various forms of minor development for which planning permission is deemed to be granted under the terms of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Policy B4: Housing mix, Tenure and Provision of Smaller Homes

Proposals for residential development will be expected to provide a mix of dwelling types and sizes to address the nature of local needs and contribute to the objective of creating a mixed and balanced community. To achieve this objective, new residential development will seek to include in their housing mix, a majority of 2 and 3 bed dwellings. Affordable housing should also seek to include 'First Homes', having regard to the BDBC First Homes Interim Policy Statement (December 2021) (or successor document) and should seek to include a tenure suitable for those looking to rent their first home and downsizers.

5.29 Local Plan policy CN3 adopts a flexible approach to housing mix, and states that proposals will be permitted where the mix of market housing includes a range of house types and sizes to address local requirements. The policy is intended to contribute towards a mixed and balanced community in line with paragraph 63 of the NPPF and also to give local effect to policy CN3 by setting a specific requirement for all new homes in the Parish.

5.30 The council's SHMA states that future projections show that smaller units with two or three bedrooms are preferred in the Borough with less need identified for four-bedroom dwellings. This requirement is reflected in the Basingstoke and Deane Housing SPD (adopted July 2018) which acknowledges the borough-wide requirement for 2- and 3-bedroom homes, due to the borough's aging population and the trend towards smaller households. In general terms the Neighbourhood Plan should deliver the requirement for affordable housing in line with B&DBC requirements while adopting the flexibility set out in policy CN3 for any housing scheme to meet the specific local requirements evidenced for the Parish.

5.31 The existing stock of 4 bed houses in Burghclere is significantly higher than in the more urban areas of the Borough; the Parish having the second highest percentage of 4 bed or larger dwellings in the district (49%). This has been exacerbated in recent years by a further increase in the proportion of 4 bed or larger dwellings being built. Since 2001, 53 dwellings have been built in Burghclere and of these 31 are 4 or 5 bed (58%). This evidence demonstrates the continuing imbalance in the local housing stock. While over the lifetime of the plan the policy will only marginal influence, it is necessary to secure a more balanced community in the longer term and to provide opportunities for younger people and 'downsizers' to access housing which otherwise the market would not deliver.

5.32 Local Plan policy CN1 anticipated a tenure split of affordable homes to be 70% rented and 30% intermediate products. Since the policy was adopted, BDBC have adopted an Interim Policy Statement on First Homes (Dec 2021). The Neighbourhood Plan requires schemes to apply the revised tenure split set out in the Statement to suit first time buyers, those looking to rent their first home and downsizers. Landowners and their future development partners are encouraged to give full consideration to the desire by the Parish Council to see a proportion of new homes to come forward through community led schemes involving housing, small business units and other appropriate community uses, which may involve a community led housing model such as a Community Land trust, or equivalent body for which an appropriate lettings policy will be agreed with the Borough Council.

5.33 There is local community support for this approach. Unlike traditional forms of

development, such development is controlled by the community, for the community. While the NPPF makes no specific mention of community-led housing, paragraph 62 indicates policies should be sufficiently flexible to meet a range of tenures. Where housing is not delivered in this way, the adopted Basingstoke and Deane Local Lettings Policy for the Burghclere area will continue to apply.

Policy B5: The Burghclere Design Code

Development proposals will be supported where they contribute positively to the character and design quality of the local area, having regard to the Burghclere Design Code (December 2022) in Appendix A.

Proposals within the North Wessex Downs AONB should also have regard to the criteria set out in the AONB Management Plan.

5.34 Proposals for all development must be well designed and where appropriate contribute to health and well-being. Design of proposals should have regard to the 10 characteristics of 'well-designed places' set out in the National Design Guide.

5.35 The Policy responds to the Government's encouragement that neighbourhood plans should set out local design guidance. The NPPF reflects this with by contains a heightened emphasis on the need for high quality design standards in new developments. Paragraph 126 states: "The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve".

5.36 Meanwhile, paragraphs 130 to 134 confirm that "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions" while "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes".

5.37 The Burghclere Design Code (see Appendix A) replaces the updated Design Statement in Appendix 1 of the 'Made' plan. The Code brings together in one place a range of guidance published by BDBC in recent years but only some of which has been adopted as supplementary planning guidance for development managements purposes. The Code forms an integral part of this Neighbourhood Plan and carries weight in decision making in accordance with NPPF paragraph 129. It distinguishes between a number of different character areas to address the importance of high-quality design and the need for new development to acknowledge and respond to the special qualities, local distinctiveness and countryside character of Burghclere. Adopting such an approach is intended to ensure that new development is well grounded to create a 'positive sense of place' in its context and is more likely to be acceptable to our community (ref: National Design Guide paragraphs 38 and 39).

5.38 The policy therefore places additional local emphasis to the design quality principles of the Basingstoke and Deane Design and Sustainability Supplementary Planning Document adopted in July 2018. In turn, it complements, but does not replace, Local Plan Policy EM10 - Delivering High Quality Development. The Code identifies in detail the particular characteristics of each character area to ensure new development contributes to local distinctiveness as required by paragraph 2 of policy EM10. In addition, the North Wessex Downs AONB Management Plan (2019-2024) includes a series of policies. Proposals within the AONB should give consideration to development policy criteria of the AONB Management Plan.

Policy B6: Net Zero Carbon Buildings

Where possible, all development is encouraged to be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration should also be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon. Rainwater harvesting and/or grey water recycling will also be encouraged.

Non-residential proposals will also be expected to make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy and make efficient use of natural resources (including water), by making the most of natural systems to reduce vulnerability to climate change impacts over the lifetime of the development.

5.39 Development proposals are encouraged to address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready' by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost. In the absence of up-to-date supplementary guidance from BDBC, applicants are directed to the Net-Zero Carbon Toolkit created by Cotswold District Council and two partner councils, West Oxfordshire District Council and Forest of Dean District Council. The toolkit is available as a resource for private and public sector organisations to use and adopt.

5.40 By 'Zero Carbon Ready' the Government defines this to mean that no further retrofit work will be necessary to the building fabric to enable a building to become a net zero carbon building in the future. To do otherwise, as the Consultation Impact Assessment (CIA)⁴ confirmed, would create homes/buildings which are not fit for purpose, would pass on a significant financial liability to future building occupiers or homeowners, many of whom may struggle to meet the purchase price and energy costs of their new home. It could also unnecessarily push householders into fuel poverty. A Climate Change Committee Report in 2019⁵ confirmed the costs of achieving higher energy performance standards via retrofit can be five times the cost (about £25,000 per home) compared to designing these requirements from the outset.

5.41 Whereas local planning authorities are bound by the legal duty set out in Section 19 of the 2004 Planning and Compulsory Purchase Act, as amended by the 2008 Planning Act, to ensure that taken as whole, planning policy contributes to the mitigation of, and adaptation to, climate change, this duty does not currently extend to neighbourhood plans. However, the Government have indicated their intention to rectify this anomaly through Clause 88 of the Levelling Up and Regeneration Bill, signalling the contribution to be made by neighbourhood plans to ensure 'radical reductions in greenhouse gas emissions'. As such, the policy has regard to paragraphs 152 and 153 of the NPPF, including issues of water supply, and ensures that policies and decisions are in line with the objectives and provisions of the Climate Change Act 2008 and the UK's commitment to the Paris Agreement targets.

⁴ Paragraph 1.7 The Future Buildings Standard consultation impact assessment, Jan 2021 ([Link](#))

⁵ The Costs and Benefits of tighter standards for new buildings; Final Report for Climate Change Committee 2019 ([Link](#))

5.42 Furthermore, Local Plan Policy EM10 is not considered to fully reflect national legislation, the ambition of national policy as set out in the Net Zero Strategy nor the Borough Council's climate emergency declaration and the 'Horizon 2050' vision. The application of Policy EM10 alone will result in the likely need for retrofit, which in turn will result in disturbance to future occupiers, potentially pushing new householders into fuel poverty. A recent Inspector in an appeal decision⁶ noted "It seems to me folly to build new houses now that will commit owners to potentially expensive and disruptive alterations as the UK moves to decarbonise heating of its housing stock".

5.43 In November 2021, BDBC published a Climate Change Study to inform their Local Plan Update. The study analyses the policy framework that relates to setting local energy efficiency standards for new homes. However, the analysis (pages 20 and 21) and its reference to PPG ID: 6-102-201903015 has been superseded by more recent statements by DLUHC⁷ which confirms planning authorities are able to set energy standards free from restrictions of the withdrawn 'Code for Sustainable Homes'.

Policy B7: Local Heritage Assets – No Modifications Proposed

The Neighbourhood Plan identifies the following buildings as Local Heritage Assets, as shown on the Policies Maps, for the purpose of applying development plan policy on non-designated heritage assets:

- i. Ashold Farm;***
- ii. White Roding;***
- iii. Sandham House;***
- iv. Heath House;***
- v. Frogmill;***
- vi. The Croft;***
- vii. Folly Cottages and***
- viii. The Old School Cottage.***

5.44 The policy identifies a number of buildings in the Parish that, whilst not designated as listed buildings, either have some local heritage value for the purposes of applying Local Plan Policy EM11 on the Historic Environment (see Inset Map 2). When the Village Design Statement (VDS) was compiled in 2001, an informal survey was carried out and a number of buildings were listed separately that recognised their uniqueness but conferred no special privileges or protection.

5.45 This list was submitted to B&DBC with the VDS who, in 2007 compiled a 'Local List of Buildings of Architectural or Historic Interest Burghclere' (BAHI). Another survey was carried out in 2018 and a further set were identified as shown on the Policy Map. These are described in the Local Heritage Assets Statement in Appendix 2.

⁶ APP/K1128/W/20/3252623 paragraphs 59 and 60: 15 November 2021 [Link](#)

⁷ Bath and North East Somerset Local Plan Partial Update Examination [Link](#)

Policy B8: Local Landscape

New development will be supported where it is demonstrated that it is sympathetic to the character and visual amenity of the local landscape, the features that characterise the Parish and the setting of the village in the wider landscape as defined in the Burghclere Design Code and in accordance with Local Plan Policy EM1.

Features include the ‘fingers of countryside’ which provide the setting of Burghclere village, the open downland character to the south of the Parish and ancient woodlands, hedges, wildlife corridors including water features, traditional orchards and other natural environment and heritage assets.

Where relevant development proposals within and around Burghclere village should demonstrate:

- i. how they have taken account of the visual connectivity of the village in the wider landscape and the contribution made to the character of the village by the North Wessex Area of Outstanding Natural Beauty and views of Watership Down and Beacon Hill; and that***
- ii. they minimise light pollution to preserve the dark night skies which contribute to the landscape character of the Parish and limit the impact on nocturnal species.***

5.46 This policy seeks to ensure that all development proposals have understood and responded to the special landscape character of the Parish, and how that character, often best enjoyed from a number of key views, plays such an important role in shaping the character of Burghclere village. The policy does not seek to impose a blanket restriction on development around or inside the settlement but requires demonstration, where relevant, that proposals will not harm this character.

5.47 Street lighting and external lighting are actively discouraged to maintain our dark skies. The North Wessex Downs AONB acknowledge through their Dark Skies project, that darkness at night is an integral part of the landscape and want to ensure the AONB remains a place “where a sense of remoteness and tranquillity predominates and where vast night skies can thrill the eye, unaffected by light pollution”⁸. The Parish Council shares this view.

5.48 The policy refines Policy EM1 of the Local Plan by identifying at a local scale key landscape and heritage-related attributes that form an essential part of the character of the parish and should be read alongside Policies B9 and B10. All proposals for development should have regard to the Burghclere Design Code, the BDBC Landscape Character Assessment and the guidance set out in the BDBC Landscape, Biodiversity and Trees SPD. In doing so the policy conforms with the NPPF which sets out the Government’s objective to ‘Conserve and Enhance the Natural and Historic Environment’ and to pursue these objectives at a local level (NPPF §174 and §190), and to conserve and enhance landscape and scenic beauty (§176).

5.49 The Design Code describes in detail the ‘fingers of countryside’ which provide the local setting for the settlement of Burghclere, and at a wider scale, the Key Views Report describes one of the distinctive features of the Parish is the visual connectivity with the surrounding landscape. The Basingstoke and Deane Landscape Character Assessment (2001) describes the Clere Scarp Character Area as a linear east-west oriented and distinct Middle Chalk escarpment at the upper at the southern edge of the study area,

⁸ North Wessex Downs AONB Dark Skies Project ([Link](#))

rising to 261m AOD at Beacon Hill. It is associated with National Character Area 129 Thames Basin Heaths and JCA 130 Hampshire Downs. As well as the distinctive escarpment, some of the key characteristics of the landscape are its pastoral steep slopes, floristically-rich grassland and ancient woodland and highly visible archaeological remains.

5.50 The Wayfarers Walk long distance walking route and quiet, rural and empty character with high scenic quality as a result of its dramatic topography is reflected in its designation as an AONB, with 'memorable' long distance views. The elevation of the dramatic scarp also affords panoramic views northwards across the lower lying land across the Parish. The area is described as having a medium-high degree of tranquillity, which diminishes at locations adjacent to the A34.

5.51 The Parish also contains extensive environmental assets with the majority of the Parish containing designations in some form or another. The southern half of the Parish falls within the North Wessex Downs AONB which is where the three SSSIs (Beacon Hill, Ladle Hill and Old Burghclere Lime Quarry) are located. Pockets of Ancient Woodland lie south of Adbury Park and Sites of Importance for Nature Conservation (SINCs) are mostly concentrated in the northern and central parts of the Parish.

Policy B9: Important Views

The Neighbourhood Plan identifies Important Views on Plans F-J. Development proposals within Burghclere Parish that are located within or immediately adjoining an Important View will only be supported if it can be demonstrated that the key features of the view can continue to be enjoyed including distant buildings, areas of landscape and the juxtaposition of the village edge and surrounding countryside.

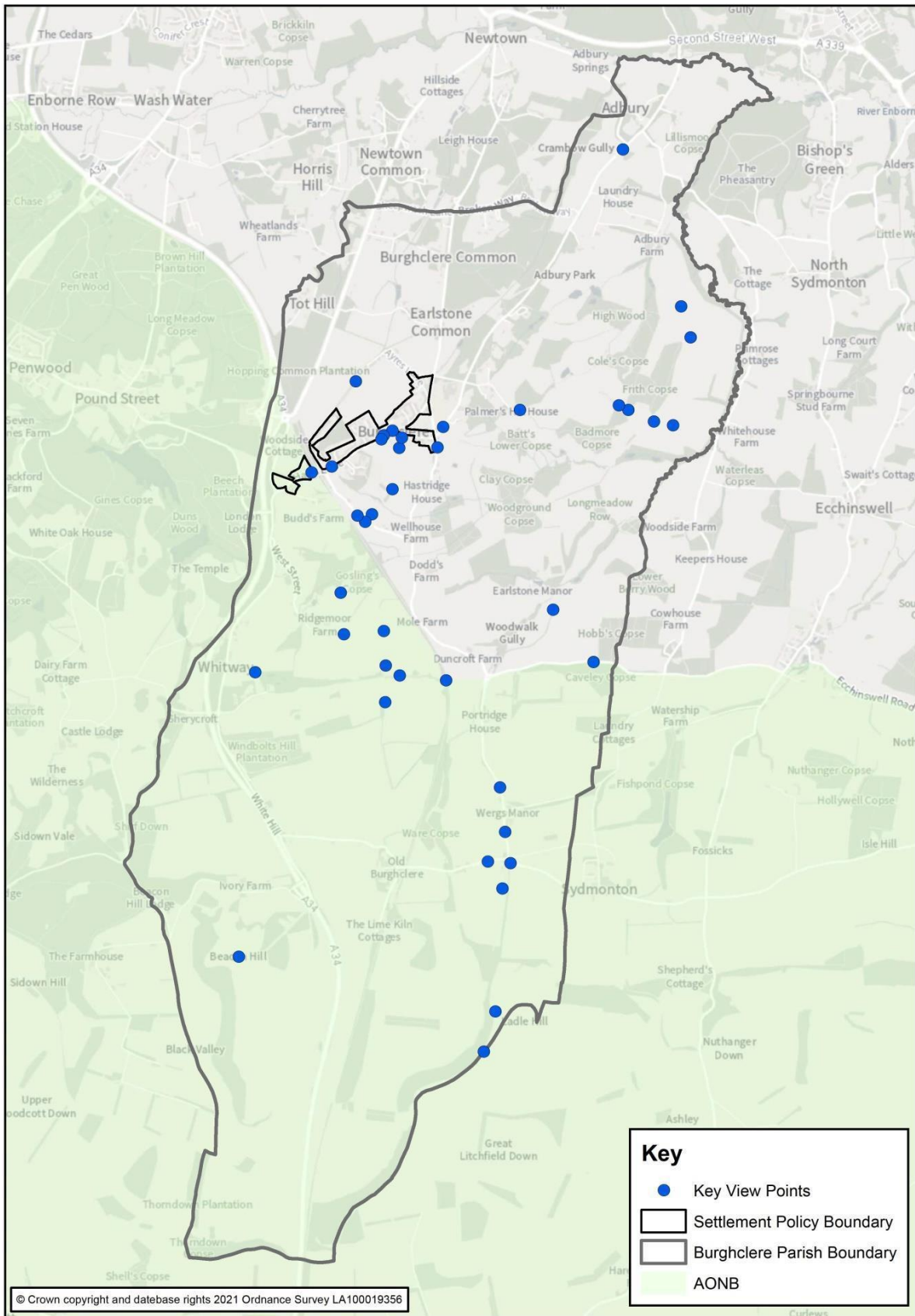
Development proposals which would have a significant adverse visual impact on an identified Important View will not be supported.

5.52 It is important that all new development is well designed in order to protect the existing character of the Parish. This policy and the plans overleaf identify a series of views from public vantage points within and around the edge of the village, as well as from around the Parish that are considered especially important by local people in defining the relationship between the village and the surrounding countryside. Special consideration is given to how the NWD AONB relates to the village and overall parish setting and particular note has been taken of views into and out of the village including views within the NWD AONB. It conforms with NPPF §174 and with the emerging NWD AONB Management Plan 2019-2024 in so far as it contributes to and enhances the natural and local environment.

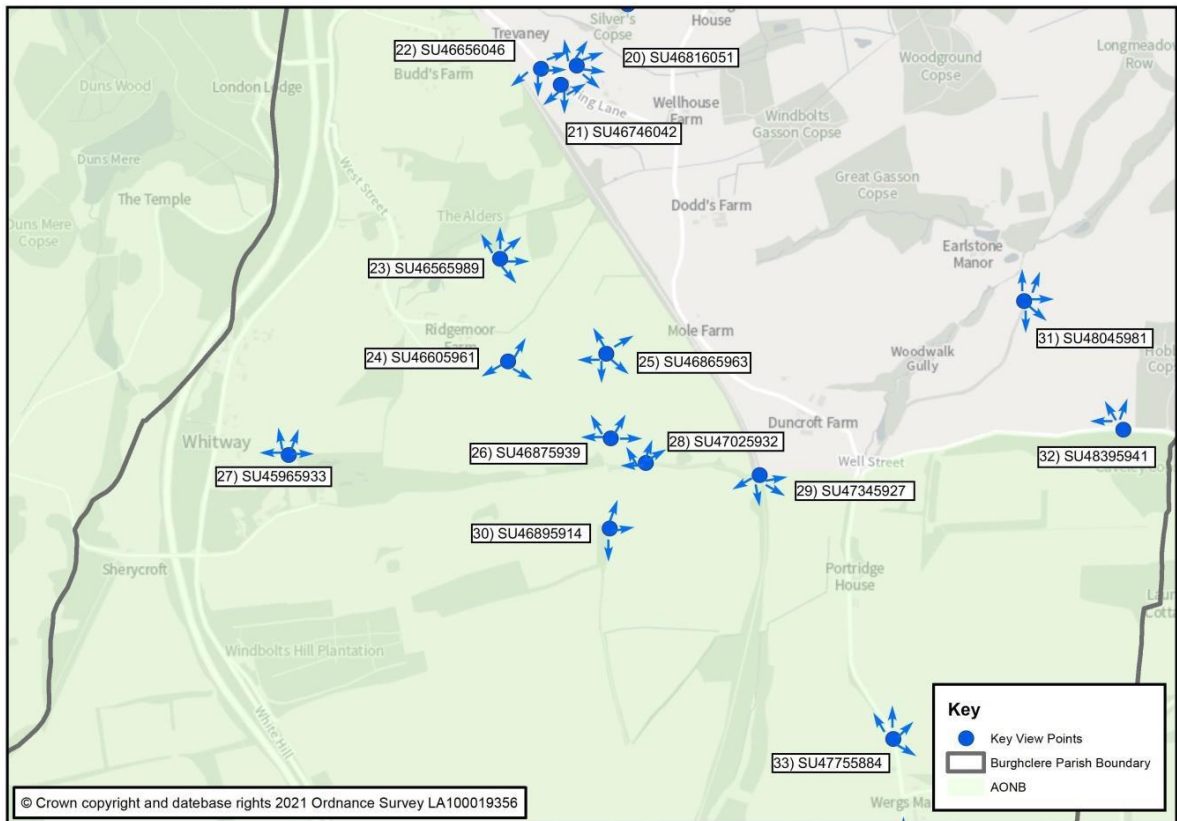
5.53 To identify views worthy of protection several assessment criteria were used, taking into account accessibility from a public Right of Way, the view showing a range of features rather than one particular object, and the view possessing at least one of the following values - aesthetic, historical, recreational, biodiversity, or tranquillity.

5.54 The selection of Important Views has been informed by the Assessment of Key Views in Burghclere Parish (2018/2019) which forms part of the Evidence Base. It has drawn on earlier analysis in the Burghclere Village Design Statement (2002) and feedback from parishioners gained during Neighbourhood Plan Drop-in Sessions. In each case, the direction and extent of the land within an Important View has been defined to provide clarity and definition without being all-encompassing (see Plans F-J).

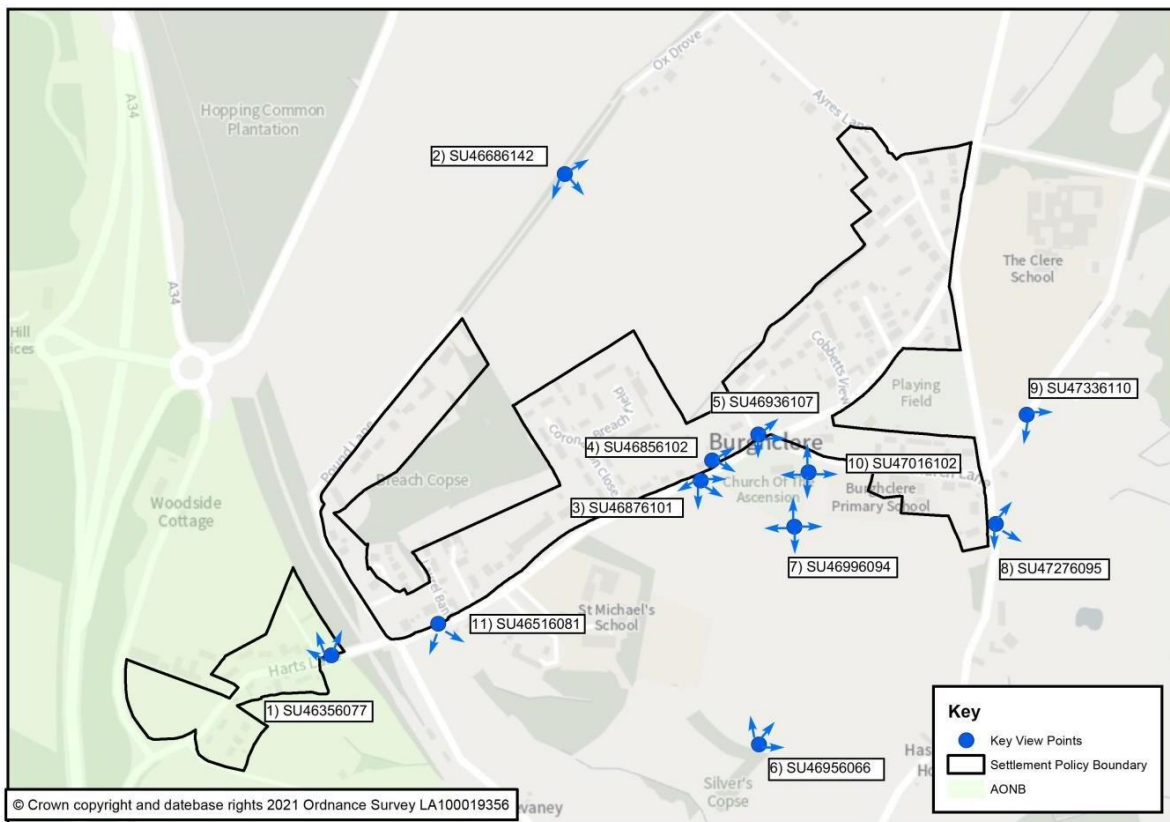
5.55 The policy requires that proposals recognise and take account of these Important Views in their design and where appropriate accord with the requirements of Policy EM1 which requires comprehensive landscaping proposals to ensure that development successfully integrates with the landscape and surroundings.



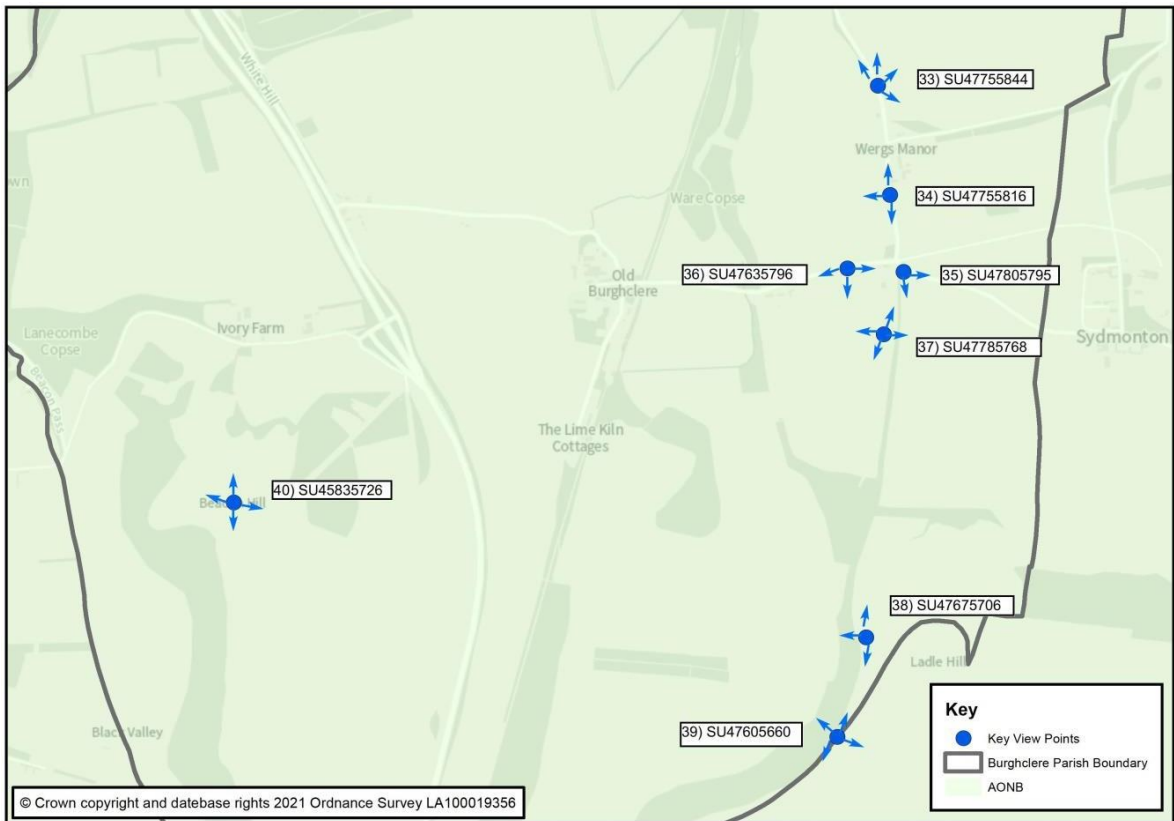
Plan F: Location of Important Views in Burghclere parish



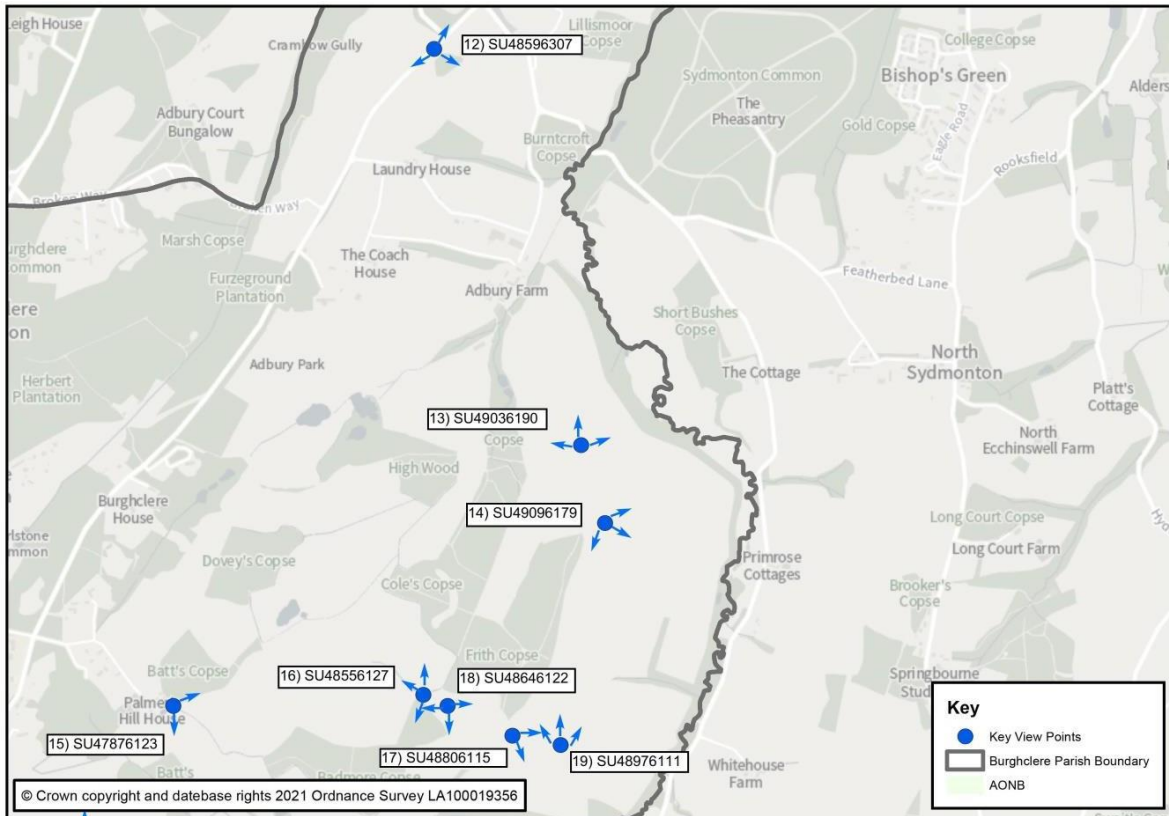
Plan G: Important Views to the South of the village



Plan H: Important Views in the village



Plan I: Important Views in the southern part of the Parish



Plan J: Important Views in the northern part of the Parish

Policy B10: Green and Blue Infrastructure and Nature Recovery

The Neighbourhood Plan identifies a Green and Blue Infrastructure and Nature Recovery Network, together with indicative Green Corridors, as shown on the Plan L policies map, for the purpose of supporting nature recovery and ecological connectivity. The Network is parish-wide comprising statutory designations, Sites of Importance for Nature Conservation, Priority Habitats, Woodland, Local Green Spaces, informal open spaces and footpaths.

Development proposals that lie within or adjoining the network must demonstrate in the design of their layouts and landscaping schemes how they will maintain or improve the functionality of the network.

Development proposals that will undermine the integrity of the network will not be supported. Development proposals that lead to the extension or enhancement of the network through the delivery of Indicative Green Corridors enhancement opportunities will be supported, provided they are consistent with all other relevant policies of the development plan.

The extent of any net gain in biodiversity for any development should be in accordance with national policy, taking into consideration guidance in Achieving Biodiversity Net Gain Basingstoke and Deane Borough Council: Interim Guidance for Development (2021) (or successor document).

5.56 Nature is in decline. Much of England's wildlife is deteriorating, and many ecosystems are degraded (JNCC 2019 6th National Report to UN Convention on Biological Diversity). The UK has a number of international and legislative commitments to take urgent and effective action to halt the loss of nature and or biodiversity. The Environment Act (2021) and the Government's 25 Year Environment Plan set the ambition of embedding nature recovery and 'environmental net gain' principle within the planning system.

5.57 The policy defines the presence of Green and Blue Infrastructure assets in the parish. By doing so it has regard to NPPF paragraph 179(a) and provides local definition to Local Plan Policies EM4 and EM5 on Biodiversity and Green Infrastructure. Its purpose is linked with the vision and principles outlined in the Nature Wealth Report published by the Hampshire Nature Partnership in April 2022 by defining a network of green infrastructure assets in the neighbourhood plan area as a means of providing environmental support for the community and wildlife by promoting habitat creation and linkage.

5.58 The Natural Environment and Rural Communities Act 2006 places a biodiversity duty on all public authorities, (including local authorities) to have regard to the purpose of conserving biodiversity. Section 40 states that "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." This duty aims to raise the profile of biodiversity across the public sector and ensure that biodiversity conservation is at the heart of policymaking and service delivery for local planning authorities.

5.59 There are also a number of opportunities for habitat creation and enhancement that have been identified by Hampshire Biodiversity Information

Centre (HBIC) through the 'Mapping of the Hampshire Ecological Network' on behalf of the Hampshire Local Nature Partnership⁹ which has informed the identification of 'network opportunity areas' within the East Woodhay to Headley Biodiversity Opportunity Area (BOA) – see Plan K insofar as it affects Burghclere Parish. This is not a statutory designation and does not infer a constraint to development or land use. A considerable number of Biodiversity Priority Habitats have been recognised within the Parish at Map L, several of these are in the immediate vicinity of Burghclere Village (see Plan M). The 'indicative green corridors' illustrated on Plan L have been evaluated by HBIC, who confirmed their location and alignment are considered acceptable in principle and are coincident with the HBIC 'network opportunity areas'. The network enhancement opportunities and 'indicative green corridors' should not be misinterpreted as either land allocations or having precise boundaries.

5.60 Other notable areas that offer opportunities to promote biodiversity include the trees and verges framing the approach to Burghclere from Newtown on Well Street; Well Street along the Recreation Ground; the approach from Adbury to Burghclere; and the Ox Drove have also been identified by HBIC mapping.

5.61 The policy therefore requires that all development proposals that lie within the broad location of the Network should consider how they may improve connectivity, or at the very least do not undermine its integrity of connecting spaces and habitats. This may mean that scheme layouts, access points, landscape schemes and amenity spaces are designed to contribute to the effectiveness of the Network where possible and without undermining other planning policy objectives. In some cases, proposals will enable the creation of new green infrastructure assets that extend the benefits of the Network. They will be supported provided they are appropriate in other respects.

5.62 BDBC issued interim guidance for Achieving Biodiversity Net Gain in February 2021. It describes Biodiversity Net Gain (BNG) as... 'an approach to development or land management that leaves the natural environment in a measurably better state than it was beforehand. This means protecting and enhancing important existing habitats and ensuring that environmental features which are lost or degraded are compensated for by restoring or creating other environmental features, for example, new habitats. Habitat enhancement and/or creation proposals must be additional to any existing obligations and not deliver something that would occur anyway...' (refer to paragraphs 2.4 to 2.10 of the interim guidance for full description)

5.63 The Environment Act (Nov 2021) established the requirement for mandatory biodiversity net gain (BNG), currently proposed from 2023. The Act includes the following key components:

- Minimum 10% gain required calculated using a Biodiversity Metric and approval of a net gain plan;
- Habitat secured for at least 30 years via obligations/ conservation covenant
- While Habitat can be delivered on-site, off-site or via statutory biodiversity credits, the mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss (see mitigation hierarchy below);
- Does not change existing legal environmental and wildlife protections.

⁹ Mapping the Hampshire Ecological Network (HBIC; Version 3 March 2020) [Link](#)

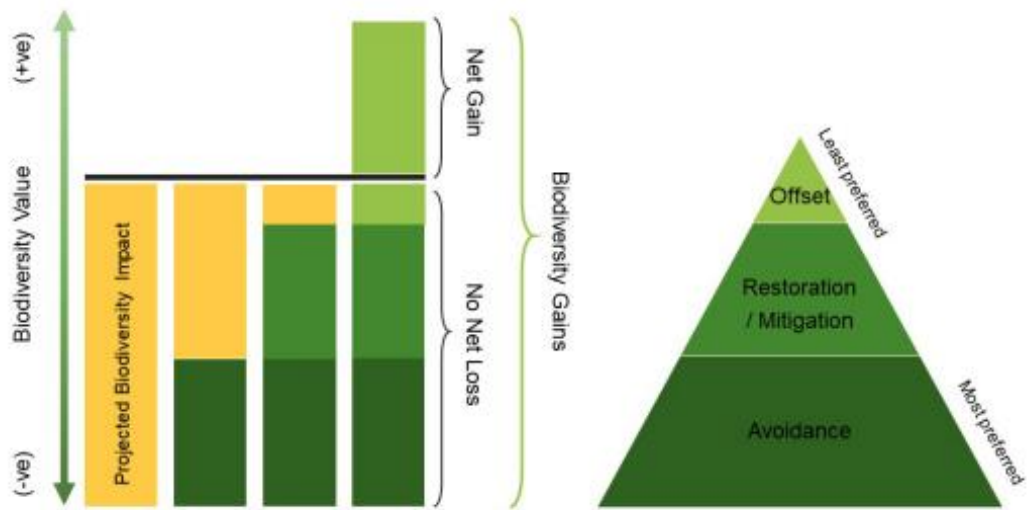
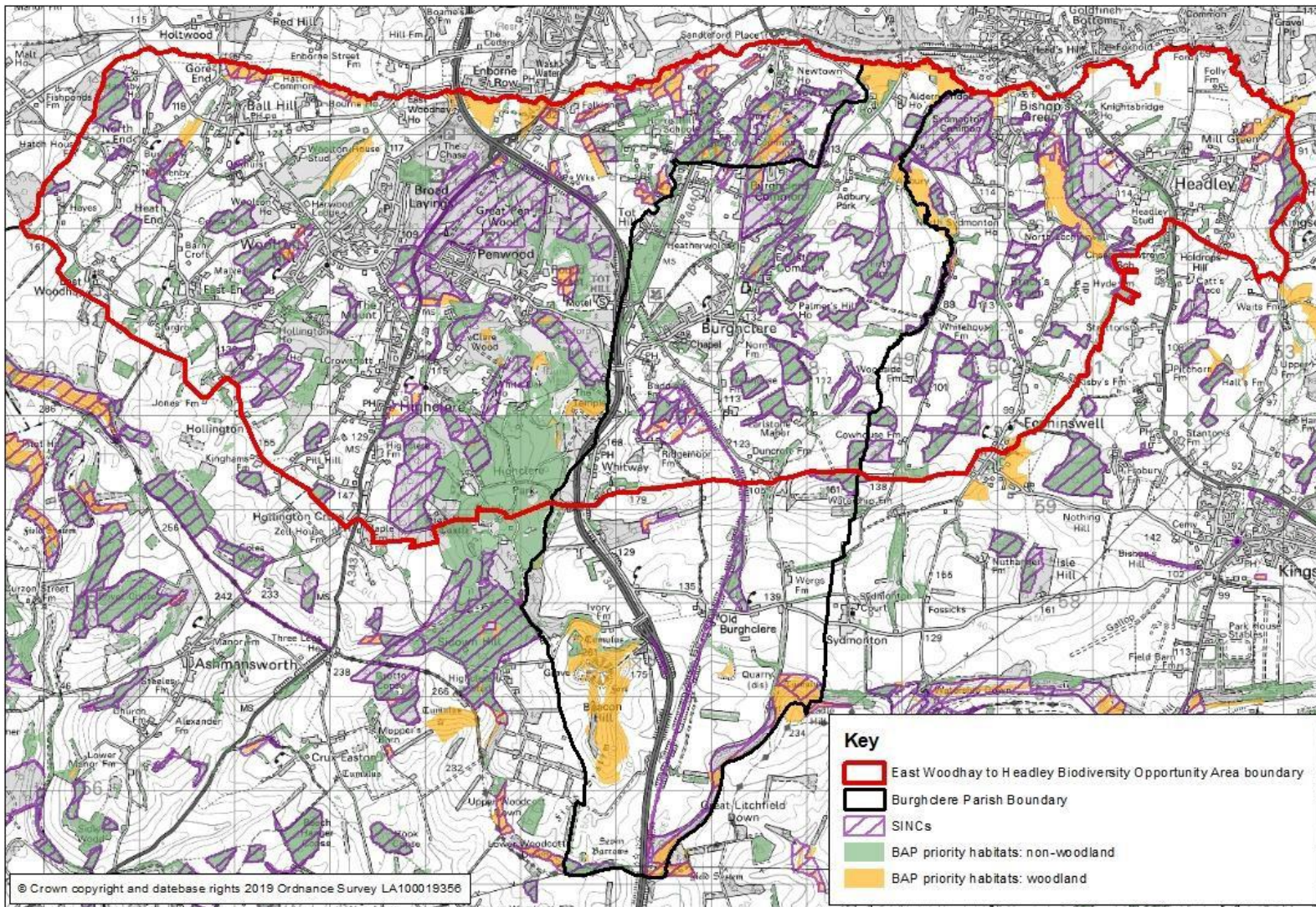
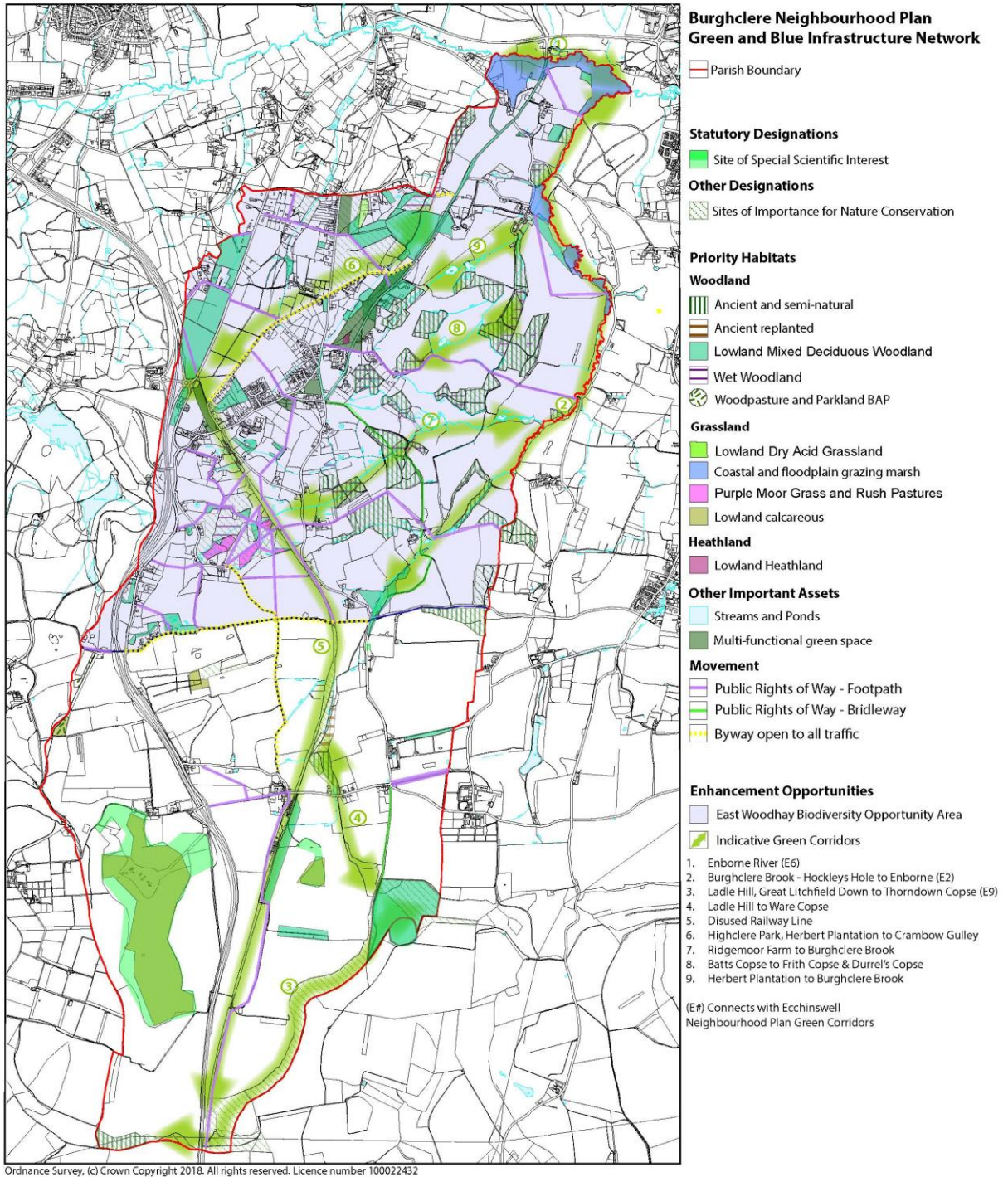


Fig.1 Mitigation hierarchy of Biodiversity value

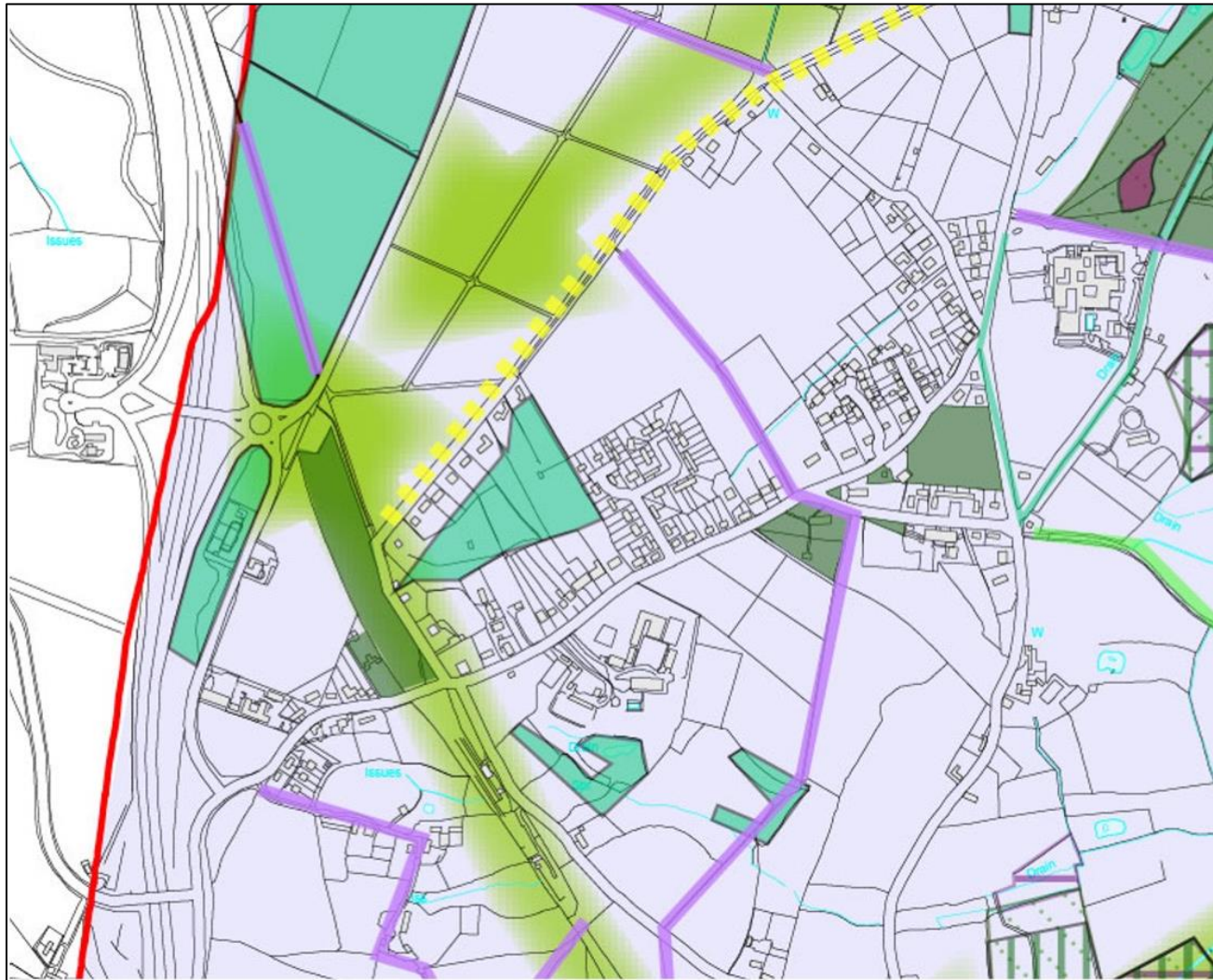
(Source: B&DBC Biodiversity Net Gain Interim Guidance for Development)



Plan K: Biodiversity Action Plan Habitats & Designated Sites -within the Burghclere Parish boundaries



Plan L: Burghclere Green and Blue Infrastructure and Network Recovery Network Policy Map (see separate large scale pdf in Policy Map booklet)



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Plan M: Burghclere Village Green and Blue Infrastructure Network Policy Map and Nature Recovery Network Inset

BURGHCLERE PARISH NEIGHBOURHOOD PLAN MODIFICATION PROPOSAL 2011-2029

Policy B11: Local Green Spaces

The Neighbourhood Plan designates the following locations, as shown on the Policies Maps, as Local Green Spaces:

LGS1 Memorial Garden, Portal Hall Grounds;

LGS2 War Memorial Green

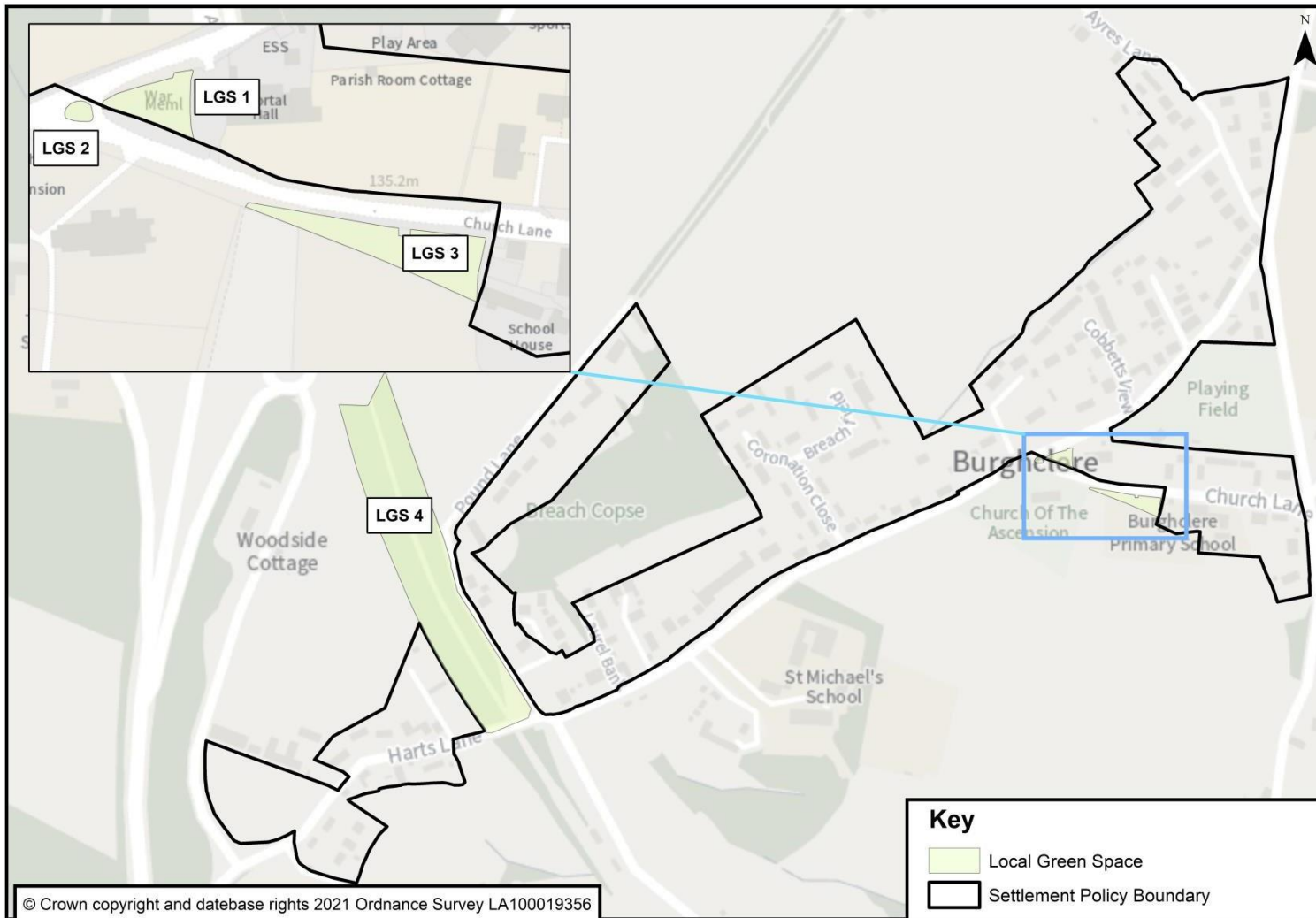
LGS3 Green between Church of the Ascension and the School House

LGS4 Old Railway Line (North of Harts Lane)

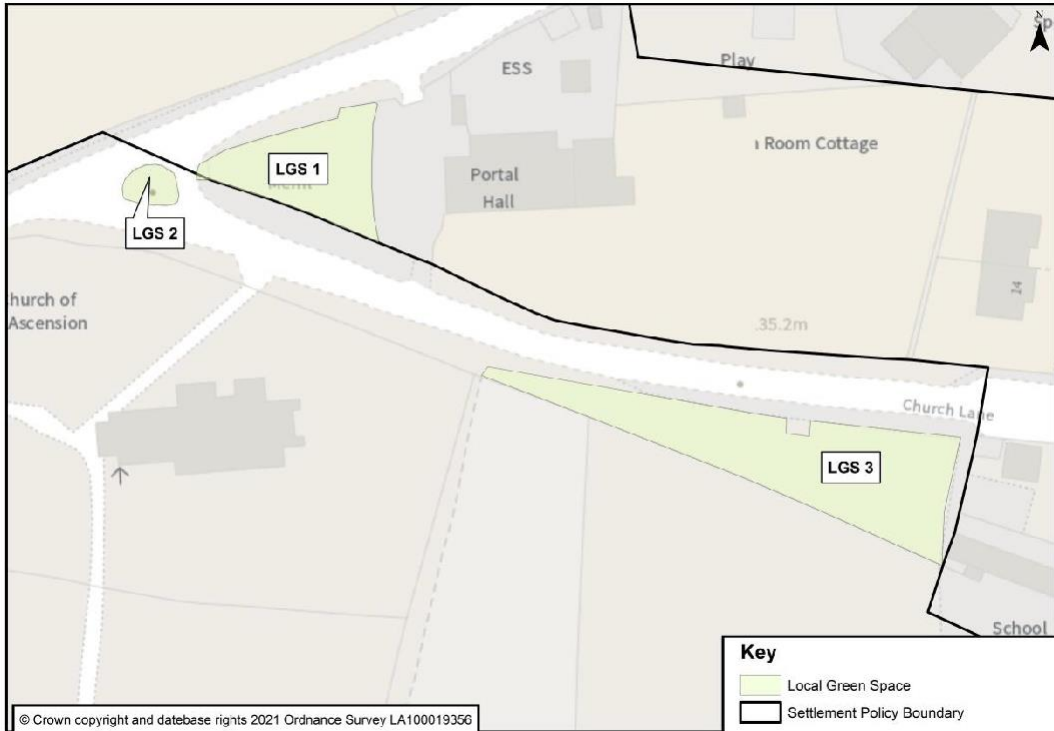
New development will not be permitted on land designated as Local Green Space, unless very special circumstances can be demonstrated.

5.64 This policy designates a number of important green spaces in the Parish - see Plan N - to be identified and protected by their designation as Local Green Space in accordance with paragraph 101 and 102 of the NPPF, drawn on consultation responses from the local community. Plans O and P show these in greater detail. The policy has the effect of managing development proposals in line with the NPPF provisions in the Green Belt, which prevent any development of the land unless the 'very special circumstances' test can be met. Furthermore, it complements B&DBC's Green Infrastructure Strategy (November 2018) in consideration of health and well-being, recreation and leisure, and biodiversity factors.

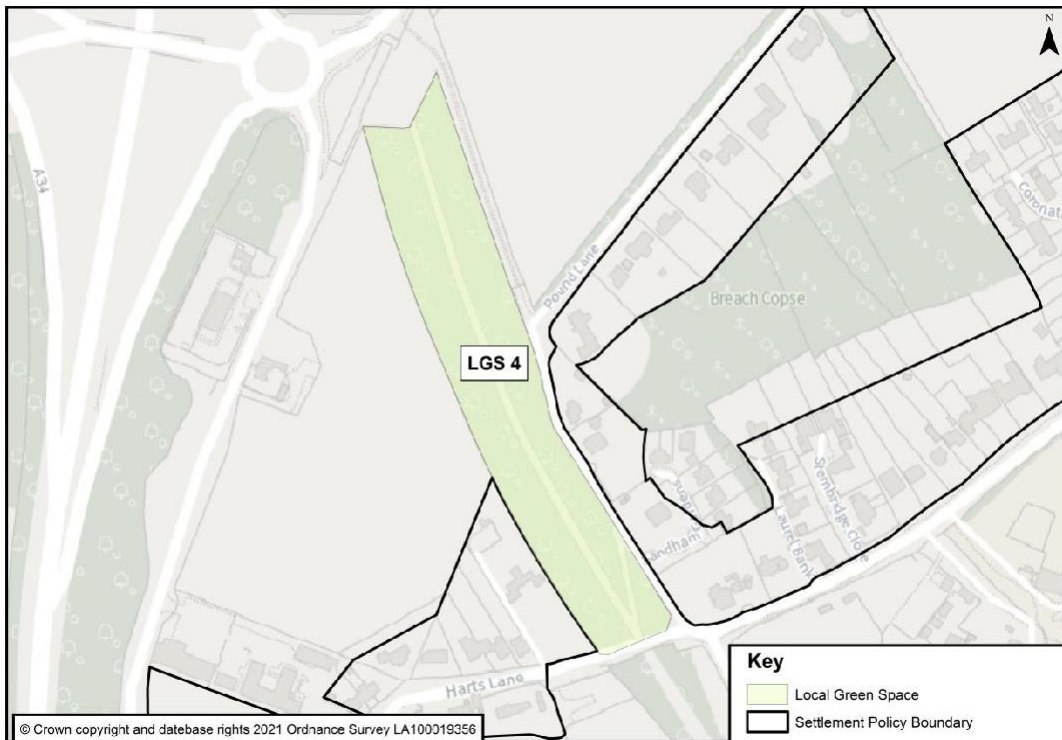
5.65 This policy has been informed by the Burghclere Assessment of Local Green Space Report, included in the Evidence Base. The Report examines green infrastructure assets in the Parish, including those that already benefit from other designations, and describes how each identified Local Green Space meets the tests set out in national policy.



Plan N: Local Green Spaces



Plan O: Local Green Space – LGS 1, 2 & 3



Plan P: Local Green Space LGS 4

Policy B12: Community Facilities

Proposals that will result in the unnecessary loss of a community facility, such as those listed below, 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 re-located for the ongoing benefit of the local community:

- i. The Portal Hall, Church Lane, Burghclere, RG20 9HX***
- ii. The Millennium Garden, Church Lane, Burghclere, RG20 9HX***
- iii. The Allotments, Church Lane, Burghclere, RG20 9HX***
- iv. The Village Playground, Harts Lane, Burghclere, RG20 9JD***
- v. The Village Car Park, Harts Lane, Burghclere, RG20 9JD***
- vi. The Recreational Field, Harts Lane, Burghclere, RG20 9JD***
- vii. Burghclere Sports Club, Harts Lane, Burghclere, RG20 9JD***
- viii. Church of Ascension, Burghclere, RG20 9HX***
- ix. Sandham Memorial Chapel, Harts Lane, Burghclere, RG20 9JT***
- x. Carpenters Arms, Harts Lane, Burghclere, RG20 9JY***
- xi. Carnarvon Arms, Winchester Road, Whitway, Burghclere, RG20 9LE***
- xii. Burghclere Primary School, Church Lane, Burghclere, RG20 9HT***
- xiii. The Clere School, Earlstone Common, Burghclere, RG20 9HP***

Proposals to improve the viability of an established community use of the buildings and ancillary land by way of its extension or partial redevelopment will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

5.66 The policy identifies those community facilities (buildings and land) that will be protected from a change of use and that encourages proposals to enable the facilities to remain viable community assets, in line with Basingstoke and Deane Borough Council Local Plan policy CN8 Community, Leisure and Cultural Facilities. It is recognised that the Burghclere Primary School Playing fields is already bound by Section 77 of the Schools Standards and Framework Act 1998 which sets out strict criteria to control the release of school playing fields for development, including requirements that the proceeds are used to enhance sports and/or education provision.

Policy B13: Tourism

Proposals to expand an existing tourist attraction will be supported, provided that the scheme has sufficient off-street car parking space; has regard to the amenities of adjoining residential properties; and is of a scale appropriate to its location.

5.67 The existing tourist attractions in the parish include the National Trust property, Sandham Memorial Chapel, which draw a number of visitors per year. There are many popular walking footpaths, such as the Brenda Parker Trail, as well as the Commons, which draw walking groups, schools and local families. Within the North Wessex Downs Area of Outstanding Natural Beauty Beacon Hill is off frequented, although mostly from passing tourist traffic. The biggest local draw is Highclere Castle and its many events, attended by people from across the country and

around the world. Although only a small part is located in the parish it too contributes to the tourist economy in Burghclere.

5.68 For the most part the key attractions have their own plans and programmes; the principal benefit to the parish is through provision of accommodation and meals and are in part season or weather dependent. Nevertheless, the local initiative to build a steam model railway track around the recreation ground has seen other enthusiasts, families and friends flock to events that benefit the Sports Club and other local outlets.

5.69 Tourists and visitors are welcome and benefit local economic activity. Those facilities require support, maintenance and enhancement, whilst respecting the character of the local area and AONB. Engagement and dialogue with the relevant managing authorities can benefit the use of these sites and contribute to increased employment and prosperity. The policy is intended to support the growth of the tourist economy by protecting existing tourist attractions and encouraging investment in the tourism offer of the area.

Policy B14 – Car Parking

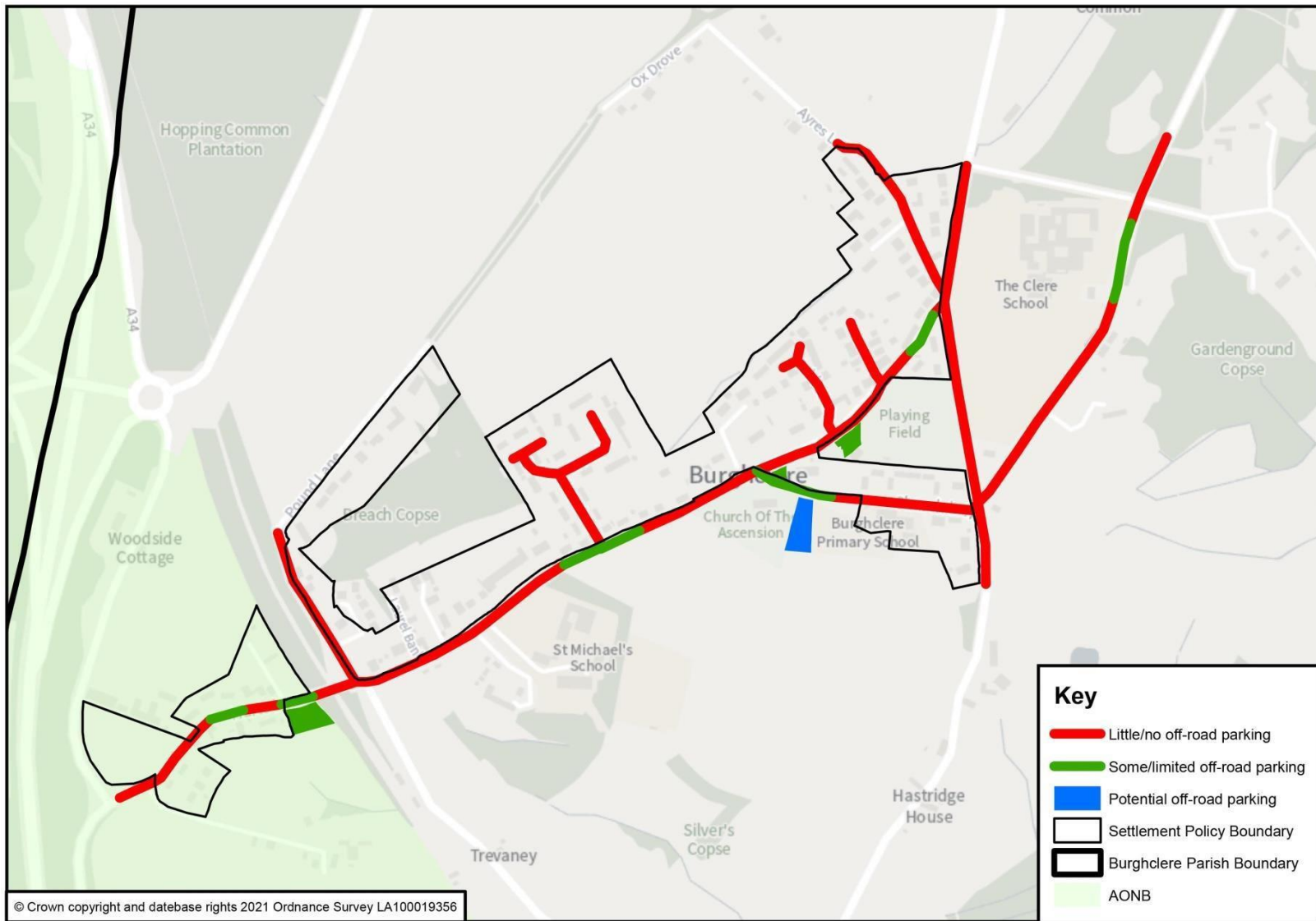
In addition to the provisions of relevant Local Plan policies, all new parking should be provided off-street, unless an essential justification can be demonstrated. Proposals to establish a new public car park at a suitable location in the village will be supported.

5.70 The policy seeks to address car parking challenges affecting many residents of the village by encouraging proposals to establish a new public car park and by ensuring development proposals can demonstrate they will include adequate off-street car parking spaces within their schemes. This can include using residential frontages to create new car parking spaces providing there is no negative impact on the existing boundary treatment.

5.71 Basingstoke and Deane's Parking Supplementary Planning Document (2018) provides further detail to the adopted policies of the Local Plan, specifically Policies CN9 and EM10, and replaces the previous 2008 (updated 2012) version and the Hampshire Parking Strategy and Standards (2002). The levels of provision required varies across the borough to reflect the more rural nature of some settlements and assists in maintaining vitality and viability in smaller settlements where alternative modes of transport may not be so readily available. Although, the village of Burghclere is well connected to its surrounding towns, villages and stations, journeys through necessity are essentially by car. The parking standards for Burghclere are therefore those set out for a rural settlement.

5.72 Car parking is in short supply in the village. An analysis for on-street and off-street car parking space demonstrates where demand outstrips supply (see Plan Q overleaf). While on-street parking can restrict vehicle speeds through the village, it also increases the risk of an accident when overtaking parked vehicles. The design of new development must therefore recognise the dependence of village life on private transport and provide adequate off-road parking. Although parking on-street on Harts Lane is commonplace, Church Lane in particular suffers from bottlenecks in school term time, during the many events held at the Church of Ascension, Portal Hall, Burghclere Primary School, the Sports Club and on the

Recreation Ground where on-street or existing car parking arrangements cannot meet the demand. Temporary (and only on request) parking in the field next to the Church mitigates the problem but is not of itself a solution. The policy therefore allows for new spaces to be created as required by the development plan and, potentially, a new public car park in the centre of the village.



Plan Q: Burghclere Village Car Parking Analysis

6. IMPLEMENTATION

6.1 The Neighbourhood Plan will be implemented through Basingstoke & Deane Council consideration and determination of planning applications for development in the Parish.

Development Management

6.2 The Parish Council will use a combination of the Local Plan and this Neighbourhood Plan's policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the Parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

Local Infrastructure Improvements

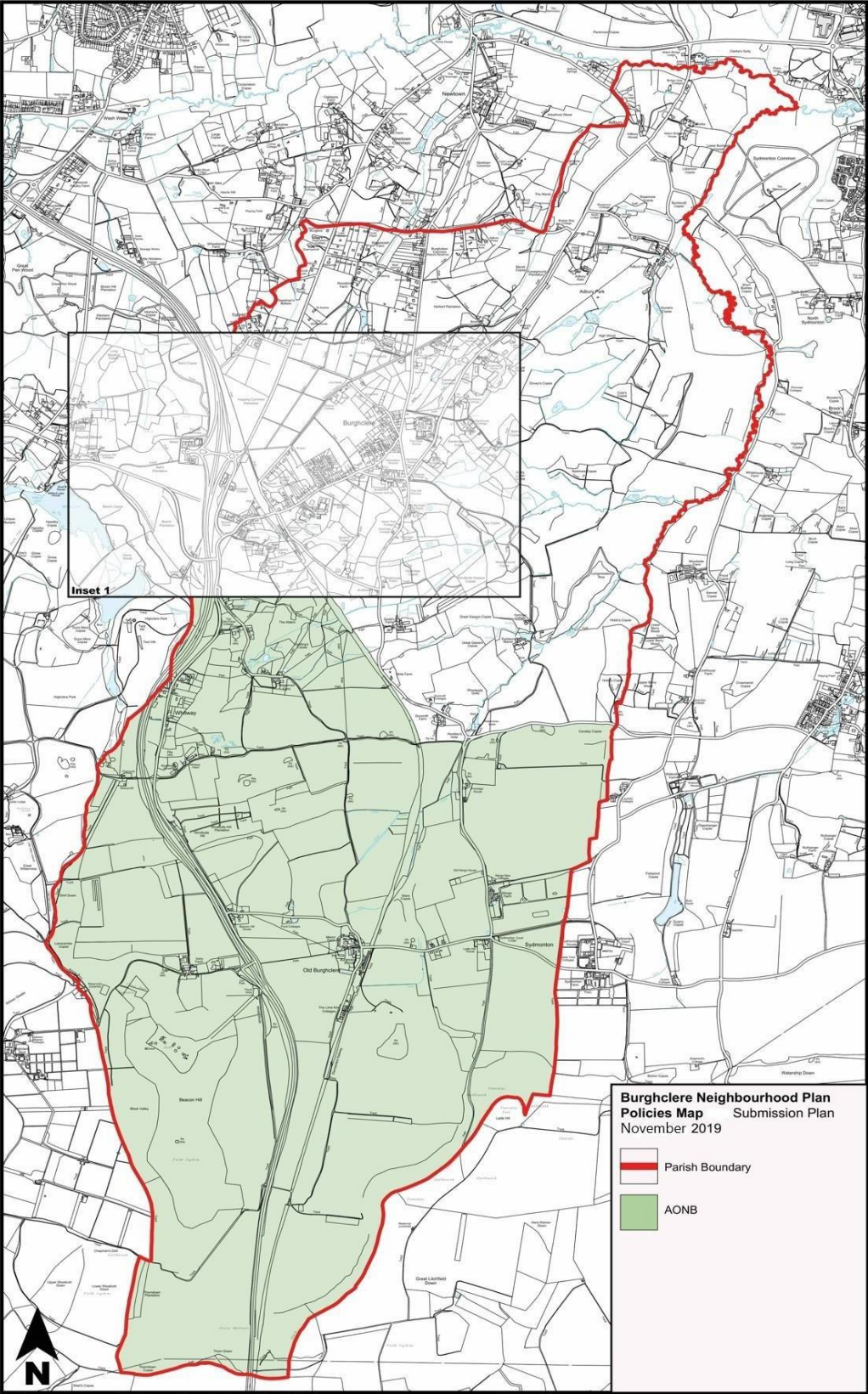
6.4 Where opportunities arise through Section 106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Parish Council will review the evidence base and community consultations for the Neighbourhood Plan to inform its view in liaising with the local planning authorities. A preliminary list has been set out below. This is in addition to the infrastructure projects that are proposed to be delivered through site specific policies in this Neighbourhood Plan. Some of these have been collated as:

1. Contributing towards enhancing in-village car park facilities e.g. a new car park.
2. Repair and renovation of the Sports Club (replacement might also be considered).
3. Portal Hall renovations:
 - i. renew lighting.
 - ii. replace windows.
 - iii. exterior renovations.
4. Continuing to monitor sewerage and storm water flooding problems in the village.
5. Contributing towards or enhancing 'nature recovery' projects in the parish.

Other Non-Planning Matters

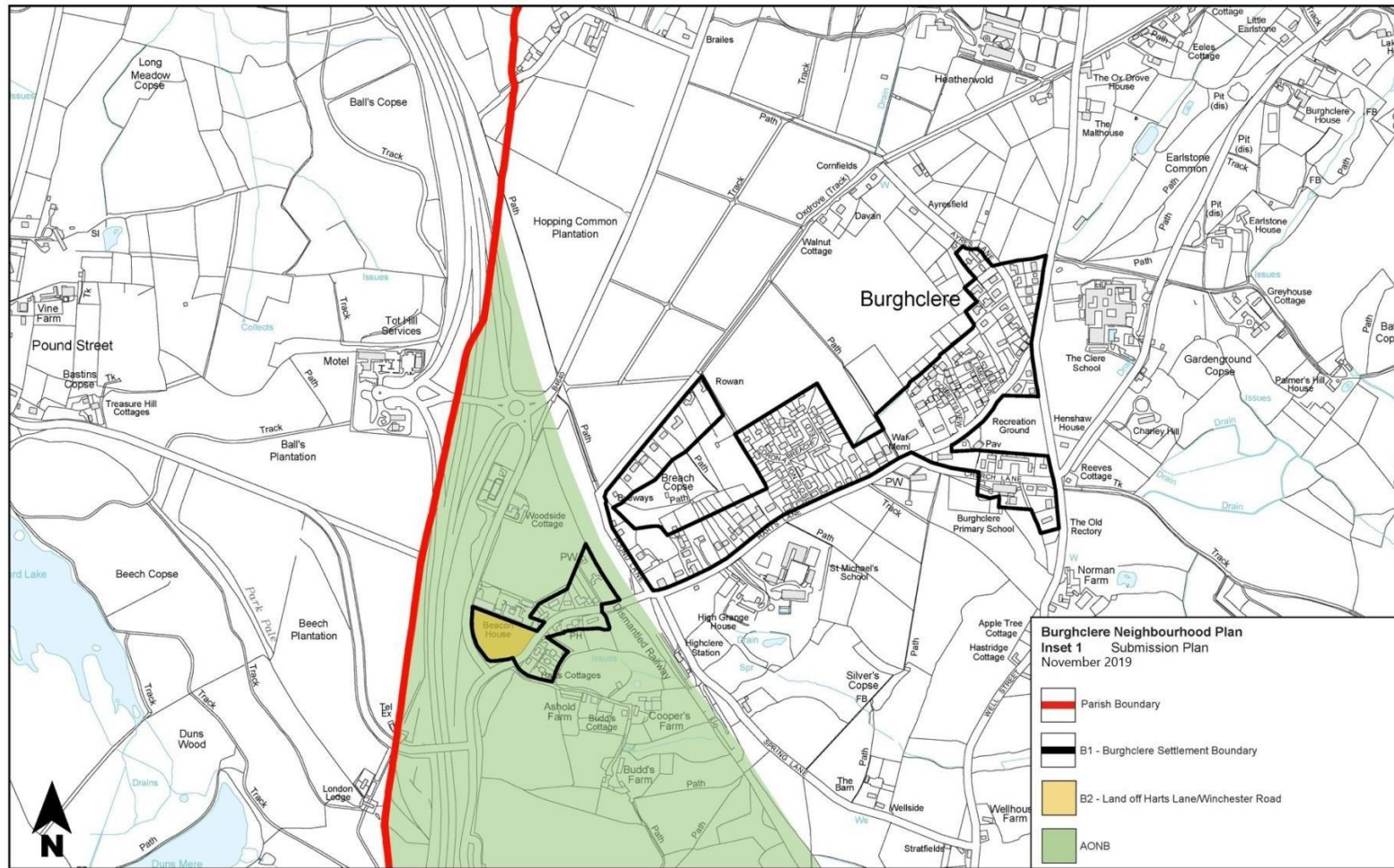
6.5 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the Parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties.

POLICY AND INSET MAPS



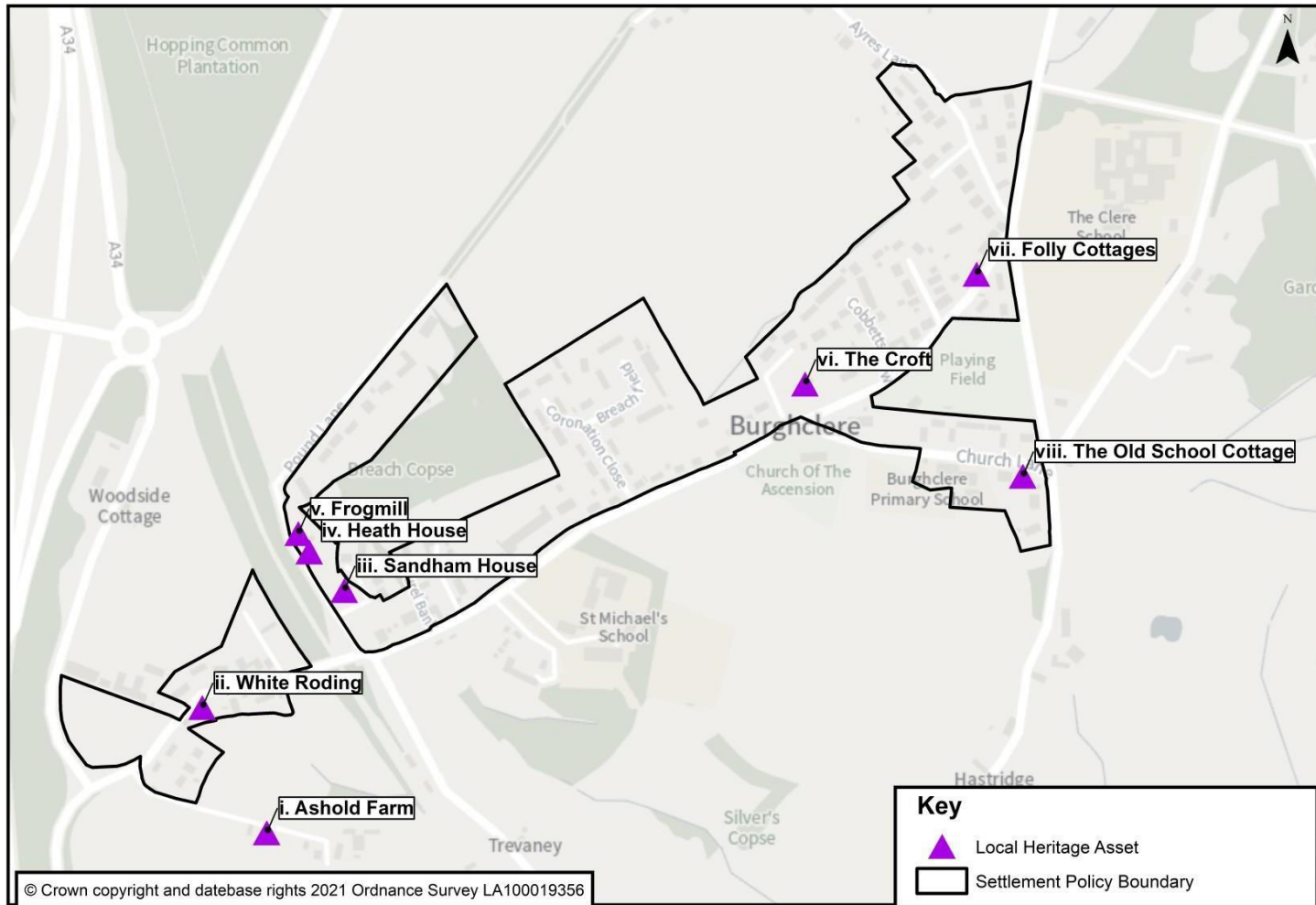
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INSET MAP 1



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INSET MAP 2



Burghclere Village Local Heritage Assets

SCHEDULE OF EVIDENCE

The list below contains all documents prepared, collected and reviewed in the process of preparing the Plan.

BDBC Neighbourhood Plan SEA/HRA Screening Report – October 2022
Burghclere NP SEA Scoping Report V2.0 (AECOM March 2019)
Burghclere NP Final Sustainability Appraisal Report (AECOM Nov 2019)
Burghclere NP Sustainability Appraisal Addendum Report (December 2022)
Burghclere NP Basic Conditions Statement (December 2022)
Burghclere NP Consultation Statement (2019) and Addendum Version (December 2022)
BDBC correspondence on Housing Number (27 April 2022)
<u>Burghclere NP supporting documents:</u>
Site Selection Report (20191106)
Major Development within the NWD AONB (20190716)
Traffic and Parking (20190914)
Tourism (20190914)
Green Infrastructure and Nature Recovery Report (December 2022)
Local Greenspaces (20190916)
Key Views (20190916)
Burghclere Design Code (December 2022)
Business (20181119)
Rural Business Hub (20181117)
Business Needs Survey Report (20191106)
Community Facilities Buildings and Land Report (20180627)
Residential Garden Land Policy Justification (20191010)
<u>Land off Harts Lane/Winchester Road Supporting Documents</u>
Access Technical Note
Arboricultural Impact Assessment
Flood Risk and Drainage Note
Historical Environment Note
Initial Landscape and Visual Appraisal
Preliminary Ecological Appraisal
BDBC Local Plan, Supplementary Planning Documents and Evidence base
Basingstoke and Deane Landscape Character Appraisal (2021)
North Wessex Down AONB Management Plan 2019 – 2024
National Design Guide (October 2019)

APPENDICES

APPENDIX 1 - Burghclere Design Code.
(provided as a separate document due to its file size)

APPENDIX 2 – Local Heritage Assets Statement (overleaf)

APPENDIX 3 - Green Infrastructure and Nature Recovery Report
(provided as a separate document due to its file size)

APPENDIX 4 – Policy Map Booklet
(provided as a separate document due to its file size)

APPENDIX 2 - LOCAL HERITAGE ASSETS STATEMENT

Architectural Character and Quality of Buildings

Hampshire County Council's Historic Environment Record (HER) lists in its Archaeology and Historic Buildings Record over 257 entries for Burghclere, attesting to the historical richness of the parish.

There are 57 listed buildings in the parish including 3 Grade 1 and one Grade II*. Five listed buildings are within Burghclere's SPB.

There are buildings within the village that are not recorded or listed but which have unusual design features or local historical resonance. When the Village Design Statement (VDS) was compiled in 2001, an informal survey was carried out and a number of buildings were listed separately that recognised their uniqueness but conferred no special privileges or protection. This list was submitted to B&DBC with the VDS who, in 2007 compiled a 'Local List of Buildings of Architectural or Historic Interest - Burghclere' (BAHI). Another survey was carried out in 2018 and a further set were noted and it is intended to add those to the BAHI as well; these are indicated below.

Burghclere village

In the village centre the Grade II **Church of the Ascension** dominates. A slate-roofed Anglican church, it was constructed in 1838 and enlarged in 1875. Originally with a plain wide nave with shallow transepts and chancel and with a western tower, it was extended eastwards by the attachment of a long chancel, with a south aisle and north vestry. The interior has a chancel screen of open traceried timber work above a stone dado wall, steps, stalls, communion rail, sedilia, and brass eagle lectern.

Adjacent to the church is **Burghclere War Memorial**, designated at Grade II as a permanent testament to the sacrifice made by the community in two World Wars and as a simple tribute to the Fallen of Burghclere. Standing in a grass triangle at the junction of Harts and Church Lanes, the memorial has a visual relationship with the Portal Hall and the Church of the Ascension.

Opposite the church is the Grade II listed **Portal Hall** (sometimes referred to as **Parish Room and House**) built in 1890. It is a commemorative building in the Arts and Crafts style, comprising a main block of 6 bays, with a dwelling attached at the east end. It has a steeply-pitched tile roof and ribbed chimney stacks.

Returning to the SW end of the village **Holmbush Cottage** is a very pretty building of early 19th century construction of red brick and occasional blue header and a slate roof, listed in the HER.

On Coopers Lane, Budds Farmhouse is Grade II listed and dates from the 18th early 19th century. On its West elevation of 2 storeys are 6 windows and hipped tile roof with molded brick cornice to the eaves. Painted brick walling is in Flemish bond, with some flint panels, first floor band, cambered openings, with molding to the plinth, and mid 19th cast-iron casements with large diamond design. The house is associated with William Cobbett as being the starting point of his Rural Rides in 1821. The 17th century **Coopers Farmhouse** is Grade II listed and its stable and three barns are on the

HER. **Ashold Farm**, although not on the HER is for BAHI consideration. **Parsons Corner** on Harts Lane has already been mentioned as a fine example of an early Methodist Chapel with red brick wall with buff brick window dressings and gauged arches. The **Carpenters Arms** is a mid-19th century building, HER listed, with plain rendered walls, probably covering brick, with a single storey ancillary building to the East. Both **Laburnum Cottage** and the outbuilding to its West are HER listed; the gable contains a diamond with the date 1677. Opposite is **White Roding**, a private house of red brick with attractive roof ridges proposed as a BAHI. **Sandham Memorial Chapel**, owned by the National Trust, is a plain rectangular block of red brickwork and is Grade I listed. The South side is arranged in symmetry with a single storey almshouse on each side and in front, an attractive formal garden.

At the junction of Pound and Harts Lane sits **Grange Cottage**, a white painted brick house of early 18th century, HER listed with a plain clay tile roof. A short way up Pound Lane is **Sandham House**, where Sir Stanley Spencer lived during the time he painted the murals. Although now part of Sandham Close and not easily visible from the road, the building merits being included as a BAHI, as do **Heath House** and **Frogmill**, the two attractive houses next to Sandham further up the lane.

To the South of Harts Lane is Spring Lane, leading to a number of houses before it joins Well Street. Of note is **The Old Station**, built in 1885 and sympathetically converted from its original use to a private home. Since it retains much of its original brickwork and looks it is already listed as a BAHI.

Opposite the War Memorial on Harts Lane, set back from the road, is **The Croft**, a large house dating from the late 19th /early 20th century that, together with **Folly Cottages**, a whitewashed set of workers' cottages that date from the 1920s are worthy for BAHI incorporation. Sitting at the junction of Harts Lane, Ayres Lane and Well Street is **Ladle House**, HER listed, formerly the Queen's pub, circa 1867, built with a symmetrical façade and its main door beneath a slated veranda roof.

At the junction of Well Street and Church Lane is **Reeves Cottage** dating from 1833, red brick with gabled and hipped clay plain tiled roofs, which has recently been sympathetically extended. Beyond that on Well Street is **The Old Rectory**, a two-storey former rectory dating from the 19th and 20th centuries. Both are HER listed.

On Church Lane is **The Old School Cottage**, a low white-painted building which merits BAHI inclusion given its unusual roofline. **Burghclere Primary School** (HER listed) dates to the early-mid 19th century and comprises a tall white-painted brick single-storey main block with attached two-storey masters House at the western end.

