

# **BURGHCLERE NEIGHBOURHOOD PLAN**

**2020-2036**

## **CONSULTATION STATEMENT**



Published by Burghclere Parish Council for consultation under the Neighbourhood Planning (General) Regulations 2012 as amended

November 2019

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## 1. Introduction

1.1 This consultation statement has been prepared to meet the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Burghclere Neighbourhood Development Plan (BNDP). The legal basis of this Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a Consultation Statement should:

- Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Describe how those issues and concerns have been considered and where relevant addressed in the proposed Neighbourhood Plan.

1.2 This Consultation Statement summarises all statutory and non-statutory consultations undertaken within the local community and with other relevant bodies and stakeholders in developing the proposed Plan.

1.3 Consultation was led by the Burghclere Neighbourhood Development Plan (BNDP) Steering Group. The Steering Group (SG) set out to ensure the process to be as accessible as possible to all interested parties; its meetings were open to the public and the minutes published. Progress was communicated through a variety of means including a website and the parish magazine (News from the Villages). Additionally consultations took place at several stages:

- an initial launch meeting on 6 April 2018 to raise awareness, recruit members to the SG and to allow parishioners to 'Have Their Say' about both proposed development and also other matters of interest and concern looking forward over the next 5-15 years.
- Consultations with local schools, businesses, landowners, developers and tourist attractions etc. over the period March 2018 to June 2019.
- SG attendance at village horticultural show in 2018 and 2019.
- The statutory consultation in accordance with Regulation 14.

1.4 Community engagement was carried out with two purposes in mind. First, to keep the community informed about the progress of developing the plan and second to ensure views from the community were sought on the key issues. In this way the community would be kept apprised and involved; opinions would be sought at key junctures that would help shape the plan and where decisions were needed, and finally to ensure that the results were fed back after the consultation events.

## 2. Developing the Neighbourhood Plan

### 6.1 Background.

6.1.1 At the Annual Parish Council meeting of 8 May 2017 Borough Cllr John Izett brought up the benefits of having a neighbourhood plan. At the Annual General Assembly on 15 May 2017, Andrew Rushmer gave a presentation on neighbourhood planning. Mags Wiley and Tim Davis of Action Hampshire gave a presentation to the Parish Council meeting on 5 June 2017 about affordable housing. These events all contributed to a greater awareness about neighbourhood planning in line with Government encouragement to devolve planning matters to a local level.

6.1.2 At the 4 Sep 2017 meeting the Parish Council considered neighbourhood planning and agreed that volunteers would be looked for while advice was sought from other Parish Councils. The target in the Local Plan was for 10 houses and it was understood that up to 5 had already been met. Cllrs Carrow and Findlay attended a CPRE neighbourhood planning conference at Sparsholt on 5 Oct 17. It was acknowledged that the effort, time and commitment involved for volunteers was significant. Nevertheless the opportunity for local communities to have a greater

say in the location, type and style of development, with statutory links to the Local Plan, was considered to be overall beneficial.

6.1.3 After Sparsholt the view of the Parish Council coalesced and at the 6 Nov 17 Parish Council the decision was taken to begin work on a neighbourhood plan with Cllr Carrow as the Chair of the Steering Group.

## 2.1 Neighbourhood Area Designation.

2.1.1 Appendix 1 shows the Neighbourhood Area, which was designated by the local planning authority, Basingstoke and Deane Borough Council, on 26 February 2018. The Borough Council published the area application as required by regulations and no adverse comments were received that would not allow adoption.

## 2.2 Steering Group formation.

2.2.1 Developing a plan demands a structured approach to gain and collate the information and to provide the public with information they can understand and comment on. The Parish Council invited volunteers to lead the development of the plan with Cllr Carrow and 5 others from the local community. Following the public meeting in April 2018, the team grew in number and have met regularly over the period of the development of the plan.

2.2.2 Steering Group meetings were held to provide direction, coordinate effort, eliminate duplication and ensure coherence in developing the plan. These allowed for discussion, debate and feedback, and were held usually on a monthly basis to confirm planning was on track.

## 3. **Identifying Good Practice**

3.1 To help guide the development of the plan discussions were held in person or by telephone with:

- B&DBC
- Locality
- Kingsclere
- Bramley
- Old Basing & Lychpit
- East Woodhay
- Pamber Heath
- Sherfield on Loddon
- St Mary Bourne
- Bedlow-cum-Saunderton
- Longworth
- Nuthurst
- Waddesdon
- Abbots Ann

3.2 SG members attended the following events in respect of neighbourhood planning:

- CPRE Neighbourhood Planning Conference - 5 Oct 2017
- HALC Neighbourhood Planning Conference - 14 May 2018
- B&DBC Roundtable meeting - 30 July 2018
- CPRE 'More, Better, Faster' Conference - 8 Feb 2019

## 4. The Consultation Process

4.1 The chart below summarises the consultation process. The following paragraphs describe the activities undertaken in each year.

### Summary of consultation process

Planning stages and activities	Information and Evidence	Consultation
<p>November 2017 the Parish Council agreed to develop and establish a Neighbourhood Plan</p> <p>B&amp;DBC approve neighbourhood area designation.</p>	<p>Terms of Reference for the Steering Group under the chair of Cllr Carrow.</p> <p>Consultants appointed;</p> <p>Visioning Workshop with Steering Group, ONeill Homer and B&amp;DBC planners</p>	<p>Neighbourhood Plan page added to the Parish website.</p> <p>Articles published in Parish Magazine from this point</p>
<p>Parish Council applies to B&amp;DBC for Strategic Environmental Assessment.</p> <p>Site allocation identification, green space audit and Design statement work.</p> <p>B&amp;DBC seeks comment for Strategic Environmental Assessment.</p> <p>Design statement completed.</p>	<p>Meeting with North Wessex Downs AONB representative.</p> <p>Four Task Groups formed to work on plan: Housing, Environment, Business &amp; Facilities</p> <p>Collate baseline data on sites and area – environmental, social, economic, including housing need; identify other relevant Local Plan policies. Community consultation ongoing.</p> <p>Findings presented to community.</p> <p>Key messages taken away to inform further work</p>	<p>Promotion of Public Meeting- 6 April Public Meeting (April 2018) promoted in the Parish magazine; next-door.com website and leaflet drop to every parish household</p> <p>Regular updates on websites and Parish Magazine</p> <p>August: Neighbourhood Planning stand at the Burghclere and Newtown Flower Show</p> <p>Drop-in session 9 and 16 December 2018 Questionnaire December 2018</p>
<p>B&amp;DBC provide Strategic Environmental Assessment opinion in favour of conducting a SEA.</p> <p>B&amp;DBC provide neighbourhood planning screening report.</p> <p>Application sought from Locality for SEA. SEA workplace and scoping meeting with AECOM</p>	<p>First draft SEA Scoping Report issued for comment to Steering Group.</p> <p>Local consultation continues including with landowners &amp; Falcon Developments</p> <p>Meetings with Highclere Estate and local consultation continues.</p>	<p>1 March 2019 - AECOM issue SEA scoping report for statutory 5 week consultation.</p> <p>Neighbourhood Planning Stand at Burghclere and Newtown Flower Show</p>

Draft Regulation 14 pre-submission plan completed and passed to B&DBC and AECOM for comment on 29 Jul.

Site Study Preliminary Report provided by O'Neill Homer.

Parish Council as Qualifying Body agree Regulation 14

Consultation launch event in the Portal Hall, Consultation from 17 September to 29 October 2019

#### 4.2. Timeline for the Burghclere Neighbourhood Development Plan evolution up to Regulation 14 pre-submission launch.

### **2017**

4.2.1 May: At the Annual Parish Council meeting of 8 May Borough Cllr John Izett mentioned the benefits of a neighbourhood plan. Subsequently Andrew Rushmer from B&DBC gave a presentation on neighbourhood planning at the Annual General Assembly on 15 May.

4.2.2 June: Action Hampshire gave a presentation on affordable housing to the Parish Council meeting on 5 June.

4.2.3 October: Parish Council initial discussion about Neighbourhood Plan. 5 Oct: Cllrs Carrow & Findlay attend the CPRE Neighbourhood Planning Conference at Sparsholt. Later that day Cllr Carrow discussed neighbourhood planning processes with Kingsclere Neighbourhood Planning SG leader.

4.2.4 November: Parish Council took decision to draw up a Neighbourhood Plan, see Appendix 2. This topic is added to the Parish Council Agenda as a regular item.

### **2018**

4.2.5 January: Cllr Carrow met Chairs of Bramley and East Woodhay Neighbourhood Plan Steering Groups. Neighbourhood Plan scoping meeting. Parish Council agreed budget to cover plans for public meetings.

4.2.6 February: Parish Council agreed to designate the Parish as the neighbourhood area, and agreed the Terms of Reference for the Steering Group under the chair of Cllr Carrow-see Appendix 3. The PC also agreed an entry explains the purpose of the neighbourhood plan for the March edition of the Parish Magazine - see Appendix 4. An Open Afternoon and evening briefing on neighbourhood planning, including a presentation by a planner from B&DBC was agreed for 6 April. Consultants O'Neill Homer agreed to attend the first Steering Group meeting on 9 March. Cllr Carrow met representative of St Mary Bourne Neighbourhood Plan Steering Group. B&DBC approved neighbourhood area designation 26 Feb. Neighbourhood Plan page added to the Parish website.

4.2.7 March: Parish Council agreed choice of O'Neill Homer as consultants. 6 Apr 'Have Your Say' Meeting published in the Parish magazine. First full Steering Group meeting with consultants O'Neill Homer - see Appendix 5. Article published on neighbourhood planning on nextdoor.com website - Appendix 6. Leaflet drop to every household in the parish - Appendix 7.

4.2.8 April: 6 Apr 'Have Your Say' meeting and presentation in the Portal Hall - see photos at Appendices 8 & 9. Over 50 attended the afternoon session and over 70 attended the presentation and Q&A evening session. The outcome is at Appendix 10. Five people volunteered to help develop the plan. Visioning Workshop with Steering Group, O'Neill Homer and B&DBC planners on 19 Apr. Article published on nextdoor.com website. Update published in Parish magazine.

4.2.9 May: Cllr Carrow & Chris Saint attended the HALC Neighbourhood Planning seminar, Chandlers Ford. Steering Group Meeting. Four Task Groups formed to work on the draft plan: Housing, Environment, Business & Facilities.

4.2.10 June: Steering Group meeting with O'Neill Homer. Update published in Parish magazine. Parish Council applied to B&DBC for Strategic Environmental Assessment (SEA).

4.2.11 July: SG meeting with North Wessex Downs AONB representative. Cllr Carrow & Chris Saint attended B&DBC neighbourhood planning roundtable at the Council Offices. Update published in Parish magazine.

4.2.12 August: Neighbourhood Planning stand at the Burghclere and Newtown Flower Show, which showed site allocation identification, green space audit and Design statement work. B&DBC provided an opinion in favour of conducting a Strategic Environmental Assessment (SEA) for Burghclere.

4.2.13 September: August tasks continued. Steering Group meeting with O'Neill Homer. Update published in Parish magazine.

4.2.14 October: Steering Group meeting. Update published in Parish magazine. Article published on [nextdoor.com](http://nextdoor.com) website. Design statement completed.

4.2.15 November: Steering Group meeting. Cllr Carrow and Chris Saint attend the CPRE Affordable Housing Conference at Littleton. Update published in Parish magazine. Notification of December Drop In sessions at Parish Council meeting.

4.2.16 December: Article published on [nextdoor.com](http://nextdoor.com) website to advertise Drop In Sessions. 9 and 16 Dec Drop In Sessions; over 30 attended on 9 Dec and over 50 on 16 Dec. A leaflet was distributed to every household in the parish - see Appendix 11. Parishioners were invited to complete a questionnaire at the Drop In - see Appendix 12. A photograph showing the Portal Hall layout is at Appendix 13. The result of the site assessment results is at Appendix 14, and the outcome of the questionnaire is at Appendix 15. Steering Group meeting. B&DBC provide neighbourhood planning screening report. Update published in Parish magazine.

## 2019

4.2.17 January: Application sought from Locality for SEA. Steering Group meeting. Update published in Parish magazine. Falcon Developments presentation to Parish Council. Local businesses, schools and landowners consultation.

4.2.18 February: MHCLG/Locality Strategic Environmental Assessment technical support package approved. Cllr Carrow and Chris Saint attend CPRE 'Future of Planning' Conference in St Mary Bourne on 8 Feb hosted by Rt Hon Kit Malthouse, Housing Minister. 14 Feb: SEA workplace and scoping meeting with AECOM was held in the Portal Hall, followed by an area familiarisation tour. 22 Feb: first draft SEA Scoping Report issued for comment to Steering Group. Pre-submission draft issued for Steering Group updates. Site Study Preliminary Report provided by O'Neill Homer. Local consultation continues. Steering Group meeting. Update published in Parish magazine. Article published on [nextdoor.com](http://nextdoor.com) website.

4.2.19 March: 1 Mar: AECOM issue SEA scoping report for statutory 5 week consultation. Local consultation continues. Steering Group meeting. Update published in Parish magazine.

4.2.20 April: 9 Apr: Meeting with B&DBC, NWD AONB & OH in Council Offices. 10 Apr: Meeting with Highclere Estate. Update published in Parish magazine. Local consultation continues. SG meeting with Action Hampshire regarding Community Led Housing.

4.2.21 May: Local consultation continues including with landowners & Falcon Developments on 29 Apr. A list of all those consulted is at Appendix 17. 2 & 30 Apr: Steering Group meetings. Update published in Parish magazine.

4.2.22 June: 12 June, Local Plan Review meeting with B&DBC (Council Offices). Update published in Parish magazine.

4.2.23 July: 2 Jul, meeting with Highclere Estate. 3, 10 & 25 Jul: Steering Group meetings. Met with Savills to discuss Site A on 15 Jul. 18 Jul: Falcon Developments public exhibition for partial development of 35 houses on Site B at Burghclere Primary School. Draft Regulation 14 pre-submission plan completed and passed to B&DBC and AECOM for comment on 29 Jul.

4.2.24 August: 3 Aug, Neighbourhood Planning Stand at Burghclere and Newtown Flower Show, which included a discussion with local MP, Rt Hon Kit Malthouse, ex-Housing Minister. 11 Aug: petition against Site A received from Michael Boyle, responded 22 Aug. 15 Aug: NP SG meeting.

4.2.25 September: 4 Sep NP SG meeting. 9 Sep: Parish Council as Qualifying Body agree Regulation 14 Pre-submission. 11 Sep: meeting with Highclere Estate followed by NP SG meeting. Regulation 14 Pre-submission launch event in the Portal Hall. 17 Sep: Regulation 14 Pre-submission formal launch. Update published in the Parish magazine.

## **5. Communications**

5.1 The SG has a clear communications aim and that was to keep the local community involved and engaged. This was carried out in a number of ways:

- Parish Council meetings. As an agenda item at every parish council meeting from Nov 2017, published monthly.
- Parish Magazine. A separate article was included in every monthly edition.
- Website. SG minutes were placed on the parish council website [www.burghclerepc.co.uk](http://www.burghclerepc.co.uk) on the Neighbourhood Plan webpage.
- Social media. Updates were published on nextdoor.com.

## **6. Engagement and Consultation**

6.1 Public and Stakeholder Consultations.

6.1.1 A list of those local businesses consulted is at Appendix 16. Local landowners and other stakeholders were consulted between 2017 and June 2018.

6.1.2 Two major events were organised before the publication of the Pre-Submission Plan.

6.2 Public consultation - 6 Apr 2018.

6.2.1 On 6 Apr 18 the Steering Group organised the first public 'Have Your Say' meeting. This comprised 2 parts; the first was to raise public awareness, provide context in respect of neighbourhood planning and to get feedback on what the community felt was important to them, including an outline steer on possible locations. The format of the meeting was to invite comment on a series of questions and with responses on post-it notes. The second part was an evening presentation by Andrew Rushmer from B&DBC Planning Policy followed by the Question and Answer session. Advance notice was given in the Parish magazine and by roadside notices in Burghclere village. Both were well attended with over 70 present for the B&DBC presentation and Q&A.

6.2.2 Of those who attended most felt that fewer rather than more houses should be built. A significant majority favoured affordable houses, houses for older people and allowing locals to downsize. A sizeable majority thought BUR006 (later Site A) the most suitable site notwithstanding its location in the AONB. There was little appetite for more business or tourism but major support for protection of views and the environment.

6.2.3 During the Q&A much of the interest and questions involved:

- why was there still a requirement on Burghclere to take more houses when there had been several new builds within the policy settlement boundary,
- worry about losing the character of the village (Woolton Hill was used as an example of over-development),
- some concern about where building might take place,
- worry about affordability, and whether local people might get a higher priority,
- nervousness about the future and whether the plan would stand the test of time,
- uncertainty as to its status, and whether B&DBC would override local views and decisions as has happened in the past,
- and linked to the last point, whether the outcome merited the time and effort involved.

6.2.4 Andrew Rushmer explained the policy that led to the target figures and how a neighbourhood plan exercised a much greater degree of control over development than at present. The Steering Group was heartened by the positive response and by five additional volunteers, who put themselves forward to assist with the development of the plan.

### 6.3 Public consultations - 9 and 16 Dec 2018.

6.3.1 Following the SG's work by Housing, Environment, Business and Infrastructure sub-groups, the purpose of the second major public engagement was to gauge support for the various site allocation options and to present findings and get feedback on policies encompassing green spaces, rural business hub, tourism and traffic and parking. Proposed sites had been selected based on the condition in the Local Plan that development had to be adjacent to the Settlement Policy Boundary and a number of criteria were drawn up as part of a spatial strategy that had guided this work. Comments were sought not only on site allocation but also on the criteria themselves. The meeting was advertised in the same way as in April, by leaflet, notices in the Parish magazine, through [nextdoor.com](http://nextdoor.com) and roadside signs.

6.3.2 Information was displayed on boards and parishioners were invited to walk round displays. Members of the Steering Group were on hand to engage with parishioners and answer questions whilst attendees completed the issued questionnaire. It should be noted that not all attendees did so. The results were tabulated and with the display information, added to the new Parish website, which went live in Apr 19.

6.3.3 The headline findings were that the majority supported:

- the number of houses proposed (10-15) being a realistic target;
- the criteria for considering sites being the right mix;
- Parish land being used for affordable housing;
- that the mix of design, heritage and key view policies would help to preserve and enhance Burghclere's rural character;
- proposals for Local Green Spaces and green infrastructure;
- proposals for business, tourism and a rural business hub.

6.3.4 The consultation also identified areas for improvement in the following areas:

- Distribution of flyers had to be more comprehensive
- Some maps were considered inaccurate (this was not the case but due to different map configurations on the same open-source websites)
- The Parish website was experiencing problems that meant information could not be displayed.
- The complexity surrounding neighbourhood planning meant having to set out explanations, not all of which were read, or understood. This was reflected in the comments of some of the questionnaires.
- Time spent reading the explanations increased the time taken to visit all stands and answer the questionnaire.

## 6.4 Consultation with B&DBC.

6.4.1 From the outset the Steering Group has maintained close links with B&DBC. These have mostly comprised email and phone conversations but from time to time additional meetings have taken place for advice and guidance.

## 6.5 Consultation Advice.

6.5.1 The Steering Group has been supported by consultants O'Neill Homer (OH) from March 2018. OH have provided the strategic overview and focus for the SG and advice and support through all its stages. With no member having planning background or knowledge this has been indispensable to ensuring coherence, understanding of policies and regulations, and maintaining momentum.

## 7 **How the Regulation 14 Pre-Submission Consultation was undertaken**

7.1 The principal purpose of the consultation was to seek feedback of the views of the statutory and non-statutory consultations undertaken within the local community and with other relevant bodies and stakeholders in developing the proposed Plan.

7.2 The Regulation 14 Pre-Submission was launched by the Steering Group on Sun 15 Sep 2019 with a display in the Portal Hall and members of the Steering Group were on hand to answer questions. About 20 people attended. A leaflet explaining the Pre-Submission consultation process was again distributed to every household in the parish - see Appendix 18. The full Pre-Submission Plan together with all the supporting documents were placed on the parish website on 17 Sep 2019 and delivered to B&DBC the same day. Articles were passed to Basingstoke Gazette and the Newbury Weekly News for publication, and notification was made both in the Parish Magazine and on nextdoor.com. The date for responses, given the mandatory 6 week consultation period was set for 29 Oct 19. This was a delay of 24 hours over the original dates published due to some editorial changes.

7.3 A petition against the selection of Site A was received by the Chair of the SG on 12 Aug 2019. There were 37 signatories. The Chair responded to the matters raised directly with the author on 22 Aug 2019. Although the petition was received outside the period of any of the consultations, it has been included within this Consultation Statement as a matter of public record and the issues raised responded to in the table attached. A copy of the petition with names redacted is at Appendix 17.

7.4 The formal Regulation 14 Pre-Submission consultation distribution list, agreed with B&DBC, is shown at Appendix 19 as per Neighbourhood Planning (General) Regulations 2012 Part 5 (B) together with a note of who responded and when. The invitation to comment was sent to all stakeholders, statutory consultees, local landowners/developers and utilities - see Appendix 20. Responses could be provided by email or by letter to the Clerk of the Parish Council.

7.5 Falcon Developments. On 8 July 2019 Falcon Developments (FD) submitted an outline planning application for 35 houses on Site B, 4 days after B&DBC had notified the SG Chair of the loss of their 5 year land supply. FD held a public consultation in Burghclere Primary School on 18 Jul 2019. The Parish Council called a public meeting on 18 Sep 2019, one day after the Regulation 14 launch. Since a number of comments have raised the FD application, which potentially imperils the successful delivery of the NP, a copy of the Minutes of the public meeting is at Appendix 23 and the Parish Council's objection to the planning application, which *inter alia* addresses the question of prematurity in respect of neighbourhood planning is at Appendix 24. FD's application has vexed the community, is unhelpful to the neighbourhood plan and as evidenced, is strongly opposed.

## 8. **Regulation 14 Pre-Submission Feedback Summary**

8.1 The analysis is presented in two parts. The first is the feedback from stakeholders other than residents e.g. statutory and non-statutory bodies, landowners etc. This is in the form of a

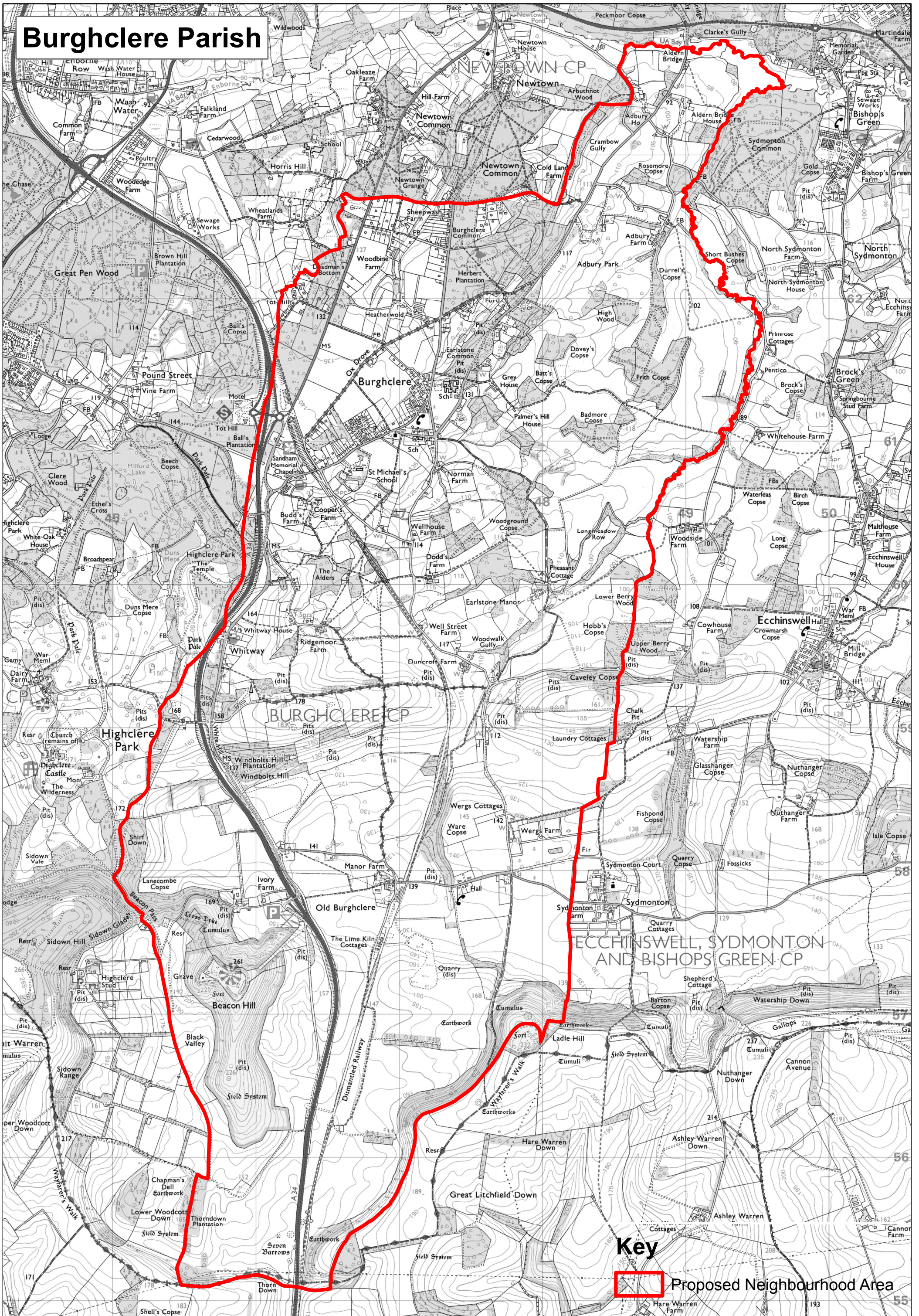
Regulation 14 report prepared by O'Neill Homer. The second part represents the feedback from parishioners and the Newbury, Didcot & Southampton Railway Revival Group.

8.2 From the input from statutory and non-statutory authorities, a number of amendments were made to the Plan, which are identified in the report drawn up by O'Neill Homer at Appendix 21. Comments from parishioners have been helpful and warranted a review of the main issues from concerns raised. How these have been considered and addressed are described at Appendix 22. The most significant revisions were:

- Addition of the following policies:
  - B4 - Residential Garden Land. This was included in the pre-submission but has been broken out into a stand-alone policy.
  - B8 - Sustainable Design Standards. This reflects recently issued Government policies on climate change and in respect of the National Design Code (issued 1 Oct).
  - B9 - Local Heritage Assets. See Regulation 14 Policy B4.

## 9. Index to Appendices

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Appendix 2	BPC Minutes of 6 Nov 17
Appendix 3	Burghclere NP SG Terms of Reference
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Appendix 5	Notes from the NP SG meeting 9 Mar 18
Appendix 6	<a href="#">next-door.com</a> article regarding 6 Apr 'Have Your Say' meeting
Appendix 7	NP SG leaflet for 6 Apr
Appendix 8	6 Apr - entrance sign
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Appendix 16	Consultation list of local businesses
Appendix 17	Petition against Site A
Appendix 18	Regulation 14 Pre-Submission explanatory leaflet
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Appendix 20	Regulation 14 Pre-Submission notification letter
Appendix 21	Regulation 14 report
Appendix 22	Comments received
Appendix 23	Minutes of Public Meeting regarding Falcon Developments
Appendix 24	Appendix 24-BPC representation on Falcon Developments



*Minutes of an ordinary meeting of Burghclere Parish Council held on  
6<sup>th</sup> November 2017 at 7.30pm at the Portal Hall*

**Present:** Cllrs P Harvey (Chairman), I Findlay, C James, G Morton, S Whiting, B Canning, S Owen (Clerk), T Thorne, 13 parishioners

**102. Apologies**

Borough Cllr J Izett, Cllr R Carrow

**103. Declaration of members' interests**

None.

**104. Minutes of Last meeting**

The minutes of the meeting held on 2<sup>nd</sup> October 2017 were agreed and accepted as a true record.

**105. County councillor report**

*Budget* - Cllr Thacker reported that HCC would be facing central government funding cuts of £140 million by April 2019.

On 2<sup>nd</sup> November HCC had approved a financial strategy which would: -

- Increase council tax to 5%;
- Charge for certain council tax services;
- Lobby government for financial changes;
- Close some recycling centres;
- Cease funding for school crossing guards;
- Cease funding community bus services.

*West Street Road Junction* - 13 residents were in attendance to draw attention to the perceived danger at the junction of West Street and Winchester Road. Concerns were expressed in relation to restricted visibility due to overgrown foliage along the verge and the excessive speed at which motorists travel along the 60-mph road. There was a general call for imposition of a reduced speed limit along the road.

Cllr Thacker and the council had received a number of letters expressing concerns about the road.

Cllr Harvey agreed that there was a compelling case to install a reduced speed limit.

Cllr Thacker commented that any such reduced speed limit would need to be agreed by the police with a commitment to set up occasional speed traps along the stretch and to enforce. Cllr Thacker cautioned that if the police were not prepared to enforce the limit then there would be very little chance of effecting any changes.

Cllr Thacker suggested that setting up a community speed watch team may assist, but that the police would have to review and assess the road initially to ensure that areas along the road could be safely monitored.

Cllr Thacker commented that he had reported the issue to HCC and requested that sight lines and signage at the junction be thoroughly reviewed.

A resident queried whether there were any alternatives to reducing the speed limit, offering the example of traffic calming pinch points. It was generally felt however that a reduced speed limit would be the most effective form of reducing the problem.

The council recognised the road as being particularly dangerous and offered its full support to the residents.

Cllr Harvey pledged to write to HCC requesting a traffic survey along the stretch of road, and to contact BDBC and request increased maintenance of the verge. The council also encouraged parishioners to continue voicing concern and exerting pressure by writing to the parish council and HCC.

The parishioners expressed their thanks.

#### **106. Borough councillor report**

Cllr Izett was not present.

#### **107. Parishioners' open time**

Please see 105 above.

#### **108. Planning applications and decisions since 2<sup>nd</sup> October 2017**

The following applications had been received.

<b>Application number</b>	<b>Location</b>	<b>Description</b>	<b>Decision</b>
17/03438/ADV	McDonalds Drive Thru, Tothill	Reconfiguration and retention of the existing signage suite with additional signs to accommodate the new drive-thru layout.	No objection.
17/03437/FUL	McDonalds Drive Thu, Tothill	Refurbishment of restaurant to include the reconfiguration of the drive thru lane and car park. Changes to the existing patio area to include new furniture.	No objection, although council to request an assessment in relation to the placement of litter bins.
17/03508/ADV	Shell, Tothill	Display of 1 no. internally illuminated fascia sign.	No objection
17/03507/FUL	Shell, Tothill	Erection of new sales building with ATM, associated additional parking and new bin store following demolition of existing.	No objection, although council to request an assessment in relation to the placement of litter bins.
17/03531/VLA	Swallows Rest, Whitway	Legal request to an error in an application granted earlier in 2017 to change of use to residential for a garage/workshop.	No objection.

### **109. Neighbourhood Plan**

Cllr Harvey reported that Cllr Carrow had undertaken further investigation and had been approached by Ecchinswell parish council with a view to producing a joint plan. It was the general view that a Neighbourhood Plan would be a good thing and consequently agreed that the council would oversee the establishment of a team to commence work on one. It was suggested that councillors nominate any potential candidates to approach.

Cllr Morton suggested that the SHEELA information (nomination by landowners of greenfield sites for potential development), be publicised and used to galvanise interest. Clerk to clarify with Cllr Izett whether the information is suitable for public distribution.

### **110. Lengthsman jobs**

The Clerk reported that the lengthsman was due to attend and undertake work orders in Burghclere on the forthcoming Thursday. Clerk to forward work order details to Cllr James.

It was queried whether the lengthsman could be asked to cut the vegetation at West Street, however the Clerk clarified that the road would be deemed too dangerous to come under the lengthsman's remit.

It was further suggested that the lengthsman be given Cllr James' contact details and requested to report to him when he visited the parish.

### **111. PCC Donation request**

The council had received a request from the PCC to contribute towards the cost of maintaining the churchyard at the Church of the Ascension. Cllr Morton proposed and Cllr Harvey seconded agreement to donate £500 to the PCC.

It was suggested that the council may have made a larger donation in the preceding year. It was agreed that the council would match such a donation once the Clerk had clarified the amount.

Cllr James expressed concern that the forthcoming quiz organised by Cllr Canning was intending to donate all proceeds to the Church. Cllr James contested that the annual quiz was usually run by the Pinder Trust with all profits allotted accordingly.

It was suggested that as Cllr Canning was organising a quiz on behalf of the Church then Cllr James should organise an alternative quiz on behalf of the Pinder Trust.

Cllr Whiting proposed and Cllr Morton seconded agreement to fund the cost of the hall hire to enable Cllr Canning to run a Church quiz and to maximise any profits made.

### **112. Affordable housing questionnaire**

The Clerk had circulated an affordable housing questionnaire prepared by Action Hampshire. All agreed that the questionnaire looked good. It was suggested that sending the full questionnaire to householders would be preferable to a flyer publicising the survey.

It was agreed that the Clerk would query whether it would be possible to send paper versions of the full questionnaire rather than the flyers to local residents.

### **113. Fund raising for the club room refurbishment**

Cllr James reported that Greenham Common Trust had agreed to match fund £5,000 if the parish council could raise funds of £5,000. This would achieve the predicted project costs of £40,000.

Cllr Harvey queried when the funds would need to be raised by. Cllr James responded that it would be preferable to have the full amount prior to the works commencing.

Cllr Canning requested clarification as to the project quote. Cllr James responded that he had received a quote for £39,000 and that the council currently had £35,000. It was further clarified that the grant funding was not subject to any time limits.

Cllr Harvey suggested that fund raising required a lot of effort with very little result. Cllr Whiting further added that due to lack of LIF success the Church would also be undertaking a number of fundraising events. Cllr Whiting also suggested that the Greenham Trust rules many have changed, and that Cllr James should check that the sum held was £35,000.

It was agreed that Cllr James would obtain some further quotes, and would clarify the actual amount of funds available.

### **114. West Street Road Junction**

Dealt with under item 106.

### **115. Local Infrastructure Fund: Priority Portal Hall project list**

Cllr Canning queried when the new noticeboard was due to be installed. Cllr James responded that it would be very soon.

### **116. Sports Club report**

Cllr Morton reported that the Sports Club had recently held a couple of very successful events, which had both helped to boost the club finances.

The Club had also welcomed three new members, and were progressing with the miniature railway plans. Cllr Morton commented that the Sports Club intended to remove the hedge near the benches during the forthcoming weekend and as an interim basis would replace with a mesh fence with a view to ultimately replacing with a picket fence.

### **117. Footpaths report**

Cllr Findlay commented that he was planning to organise a working party to cut back foliage along some of the particularly overgrown footpaths. He also mooted the possibility of extending the boardwalk. Clarification in relation to the landowner would be required in order to obtain relevant permissions.

It was further noted that some paths may need to be re-cut as pathway definition had become confused.

### **118. Accounts**

The following payments were agreed. Clerk to process.

November	Litter warden salary	F Knott - 02.10.17 - 11.06.17	SO	£390.00
November	Clerk's salary	S.Owen 02.10.17 – 11.06-17	2449	£360.00

November	Clerk's expenses	S. Owen 02.10.17 – 11.06.17	2449	£25.00
November	Misc. Maintenance	Maxwell Amenity Ltd: football line marker	2450	£371.94
			<b>Total</b>	<b>£1,146.94</b>

### 119. Clerk's report

The Clerk reported that under forthcoming data protection rules parish councils and meetings will be deemed as public authorities and consequently required to appoint a Data Protection Officer. The Clerk commented that the Information Commissioner was in the process of developing guidance and that NALC and HALC would hopefully be briefing Clerks further soon.

The Chairman closed the meeting at 9.30 pm.

The next meeting will take place on Tuesday 5<sup>th</sup> December 2017.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

## **Burghclere Neighbourhood Plan Steering Group-Terms of Reference-6 Feb 18**

### Context

- Burghclere Parish Council has agreed to draw up a Neighbourhood Plan to address the future development needs of Burghclere Parish, conforming to the policies set out in Basingstoke and Deane Borough Council's Local Plan 2011-2029, the National Planning Policy Framework and Localism Act 2011.
- To undertake this task the Parish Council has directed that a Steering Group be formed to research and develop a Neighbourhood Plan for independent examination, community referendum and ultimately adoption by Basingstoke and Deane Borough Council as a planning policy document.

### Tasks

- Propose a timetable for the project and identify associated costs.
- Establish future housing, business and infrastructure needs of and policies for the Parish, taking into account extant policies, and having regard for wider social, economic and welfare considerations.
- Identify sites for development in line with the requirements stipulated in the Local Plan, including sites that may be suitable for further development.
- Conduct a sustainability assessment to support the Neighbourhood Plan if required, including Strategic Environmental Assessments (SEA) or Habitat Regulation Assessments (HRA).
- Undertake comprehensive analysis and evidence gathering to support the production of the plan and any decisions arising.
- Apply for funding and manage the delegated costs of the project.
- Present a draft Burghclere Parish Neighbourhood Plan to the Parish Council for ratification
- Support the Parish Council in taking the plan through independent examination and referendum to final adoption by Basingstoke and Deane Borough Council.

### Engagement

- To achieve the above tasks the SG is to:
  - Engage and consult the local community as widely as possible to ensure the plan is truly representative of the views and ambitions of parishioners.
  - Liaise with Basingstoke and Deane Borough Council, developers, adjoining parishes and other relevant authorities and organisations to ensure the plan is effective and realistic.
  - Have regard to relevant national policies, and be in conformity with strategic policies of Basingstoke and Dean Borough Council, EU, and Human Rights legislation.

### Membership

- The Steering Group membership will comprise volunteers from the community, including Parish Councillors.

### Reporting

- The Steering Group is to report to the Parish Council.
- The Parish Council is responsible for the supervision of the work of the Steering Group and the delivery of the Neighbourhood Plan.
- Progress made by the Steering Group is to be noted in the Parish Council Minutes, accessible via the Burghclere Parish Council website.
- All publications, consultation and community engagement will be undertaken by or on behalf of the Parish Council with appropriate recognition of the Parish Council's position in all communications associated with the project.

## Meetings

- The Steering Group will meet at least every 2 months.
- Records of decisions are to be kept and reports made to the Parish Council monthly.

## Working Groups

- The Steering Group may establish working groups, made up from volunteers in the community to assist in any Neighbourhood Plan-related work. Each working group is to have a representative from the Steering Group or Parish Council.

## Finance

- All grants and funding will be applied for and held by the Parish Council. Such funds may only be spent on Neighbourhood Plan activities.
- The Steering Group will submit details of planned expenditure and seek approval from the Parish Council.

## Conduct

- All Steering Group members are expected to abide by the principles and practice of the Parish Council Code of Conduct.
- All Steering Group members must declare any personal interest that may be perceived as being relevant to the decision or recommendations made by the group. These may include membership of an organisation, ownership of interest in land or business or any other matter likely to be relevant to the work of the group.
- The Steering Group will adhere to the following principles:
  - All will be treated with dignity, respect and courtesy regardless of age, gender, sexual orientation, ethnicity, religion or belief.
  - Equality of access and opportunity will be promoted.
  - Be clear and open when individual roles or interests are in conflict.

## Changes to the Terms of Reference

- These Terms of Reference may be amended with the support of the membership of the Steering Group subject to approval of the Parish Council.

## Dissolution

- The Steering Group will be dissolved once its tasks have been met and/or when the Parish Council considers its services are no longer required.

# The Burghclere Neighbourhood Plan

## Introduction and Future Meeting (6 Apr)

### **What's happening?**

A '**Have Your Say**' public event to explain neighbourhood planning is being held on Friday 6th April at the Portal Hall in Burghclere.

### **Please come along and Have Your Say!**

The Hall will be open from 3 p.m. with displays and interactive boards. At 7 p.m we will have presentations and a Question & Answer session with representatives from B&DBC.

### **What's a Neighbourhood Plan?**

Neighbourhood planning gives us - the local community - power to develop a shared vision, and to shape the development and growth of our local area. We can choose where we want new homes, shops and offices to be built, have our say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings we want to see go ahead. Neighbourhood planning provides a powerful set of tools for us to ensure that we get the right type of development for our community, where our ambition for the Parish is aligned with the strategic needs and priorities of the wider area.

### **Why are we doing it?**

To guide future development to ensure the best possible outcomes for the village and the parish as a whole. Basingstoke and Deane Borough Council (B&DBC) are under Government remit to build new housing; we are under obligation to comply. Once finalised, the neighbourhood plan becomes a legal document, to be used by the parish council to evaluate new planning applications and by the borough council to enforce changes to planning applications that do not conform to the plan.

### **What is included in the neighbourhood plan?**

The neighbourhood plan includes a vision statement, strategic aims and policies, informed by your aspirations for our area. The policies are the core of the plan. They are used by the parish planning committee to assess every planning application. Once the neighbourhood plan has been approved by the borough and accepted by the parish in a local referendum, it has legal force, and can be used by the planning committee to reject or amend applications if they contravene the requirements of one or more of the policies. In this way, the policies give the parish planning committee greater control over planning applications than they have now and, importantly, the borough planning committee is also bound by them. It is important that the policies reflect the strategic aims of the parish so that they can be used to shape applications according to the wishes of residents. Policies must be based on evidence collected during the preparation of the neighbourhood plan document; they must not contravene any existing borough, national, or EU planning rules; and they must not duplicate policies that already exist, such as in the B&DBC's local plan.

## **Can we put in anything we like?**

No. Whilst there is scope to specify policies unique to Burghclere, all neighbourhood plans must conform to the government's National Planning Policy Framework and B&DBC's Local Plan. There are limits as to what a neighbourhood plan can and can't do; for example, it cannot arbitrarily stop any new development. What it can do is give us the opportunity (perhaps our only opportunity) to influence the scale and nature of such development, and to ensure it is as good as it can be for our area.

## **How long will it take?**

Usually between 2-3 years.

## **Who is involved?**

You are - this is a community-led project. The Parish Council has set up a Steering Group to undertake the detailed work involved. It will consult widely with parishioners, local businesses, landowners and schools, and community groups such as the Sports Club, WI and others. Talks will also be held with the Borough Council, developers, adjoining parishes and other relevant authorities and organisations (e.g. Thames Water and SSE). Consultants will be engaged to advise on and help with the more detailed and technical aspects of the Plan and to prepare it for successful submission to B&DBC.

We will set up and maintain a webpage on the Parish Council website to keep everyone abreast of our work; consultation and evidence gathering is fundamental to a successful outcome.

## **How can I help?**

We warmly welcome volunteers, not just those with specific skills such as IT and publicity, but also those who can help occasionally with surveys and open meetings. Please contact the Parish Clerk on [burghclerepc@gmail.com](mailto:burghclerepc@gmail.com) if you'd like to contribute - we need your support!

**Please join us on 6 April at the Portal Hall in Burghclere**

**20180309-Notes from NP SG Meeting**

Attendance:

Richard Carrow - Councillor and Chairman NP Steering Group  
Tony Garland - Resident  
Peter Harvey - Chairman Burghclere Parish Council  
Neil Homer - O'Neill Homer Consultants  
Cliff James - Councillor  
Denis Matthews - Resident  
Alison Stanton - Resident

Apologies:

Chris Saint - Treasurer Pinder Recreational Trust

1. RC welcomed OH and Alison Stanton and provided the following update:
  - a. Burghclere Parish Council has agreed the appointment of OH. OH asked for a formal letter of appointment by BPC (since actioned).
  - b. B&DBC has designated the neighbourhood area designation and is carrying out a formal notification process, informing the planning policy database and Schedule 1 listed bodies.
  - c. The Parish Clerk has added a NP page to the Parish website.
  - d. Good progress has been made compiling lists of local businesses, organisations and clubs.
  - e. CJ has added an events calendar to the Village website. This will eventually move to the Parish website.
  - f. Planning is now in Stage 2 of the roadmap.
  - g. A draft 'What makes Burghclere Special' was circulated to help shape the 'Have Your Say' Event on 6 Apr.
2. RC added that B&DBC had indicated that the housing need in accordance with the local plan was for 5 houses, nevertheless added that pressure to add more was likely given recent Government changes to the draft National Planning Policy Framework (NPPF) published on Mon 5 Mar.
3. In discussion:
  - a. OH stressed that neighbourhood planning offered local communities the chance to look forward and consider what their future might be in 5-10-15 years. Although this was principally about housing, it was equally the chance to realise changes that would benefit the community as a whole. An example might be to support local businesses, increasing the housing stock to support them, which might allow the betterment or introduction of other facilities, such as a village shop.
  - b. OH will help the SG look for solutions, specifically priorities and policies. It is an iterative process with possible solutions being tested with landowners and others, prior to arriving at a vision and objectives and being presented again for consultation. Engagement with all stakeholders, such as schools and businesses, and across age groups was essential. Moreover this needed recording as the evidence base for the NP.
  - c. OH noted that the Parish Settlement Policy Boundary (SPB) reflected the latest iteration of the local plan.

- d. OH stressed the importance of early engagement with the Local Council and ensuring that policies we developed:
  - were site specific
  - made a difference
  - meshed with the Local Plan.
- e. OH noted that the on-site delivery of affordable housing is only possible on schemes of 11 or more homes (but on schemes of 6 or more homes if located in the AONB) to be consistent with national planning policy.
- f. The SG should aim to take one year till plan submission.
- g. It was noted that the Village Design Statement is considered 'supplementary guidance' by the Local Council and has no statutory force, unlike a NP. Nevertheless OH felt that Burghclere's VDS was offered much from which to build the NP.
- h. 6 Apr Event.
  - (1) It was important to set out and scope people's ambition for the Parish e.g.: "What do we want?" "What can we do?" "How can we be more successful?"
  - (2) Care should be taken not to overly limit ambition, to say just the minimum number of houses: the risk being to do so would likely mean a shorter shelf-life for the Plan.
  - (3) Displays should play to the strength of the village with maps, photos and activities of village groups, e.g. WI, Miniature Railway etc.
  - (4) Focus should be on few principal headings but which cover a range of issues e.g.: Facilities, Housing, Environment and Business. These will need refinement and explanation when presented.
  - (5) Neighbouring Parishes should be invited to attend.
- i. Following 6 Apr meeting Task Groups should be established to carry out 'innovative thinking'. Groups may disagree with each other, but from this solutions, as described above, can be arrived at.
- j. An Inception Meeting with B&DBC should be held in Apr.
- k. Grants for consultancy support will be available from 1 Apr and the SG should plan accordingly.



Home

Burghclere

Map

Categories

Treat Map New

Businesses

For Sale & Free

Events

Crime and Safety

Lost and Found

Documents

General

Groups

All groups

Directories

Neighbours

Public Services

Help · Guidelines · Privacy · Impressum  
About · Jobs · Press · Blog

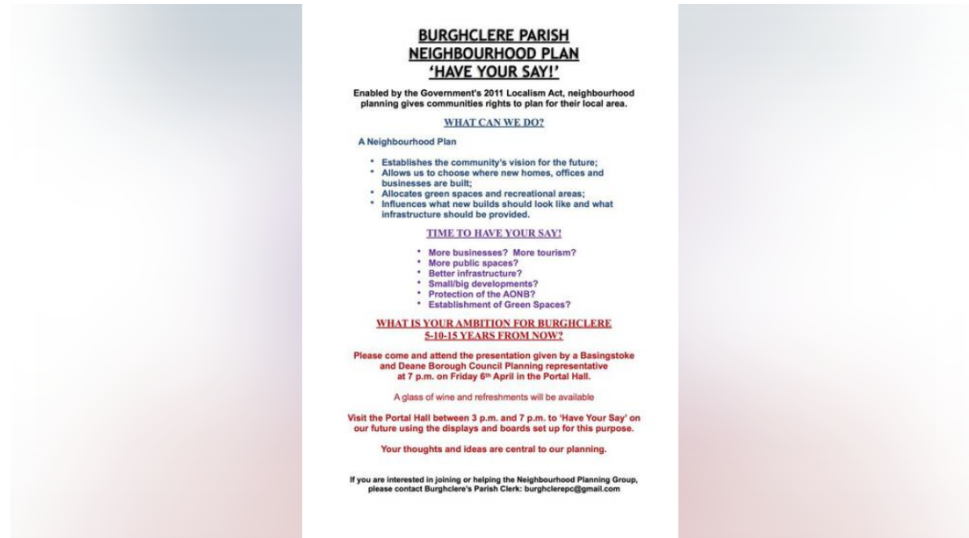
© 2019 Nextdoor

R Richard Carrow, Burghclere



### Burghclere Parish Neighbourhood Plan - 'Have Your Say' - 7 p.m. 6 April Portal Hall

For residents of Burghclere Parish, a presentation by Basingstoke and Deane Borough Council on Neighbourhood Planning is being held in the Portal Hall at 7 p.m. on 6 Apr. The Hall will be open from 3 p.m. for parishioners to visit the stands and contribute their ideas, thoughts and ambitions for Burghclere. You can read about why this is being done and how you can help in the March edition of the Parish magazine, and a summary is described in the flyer below. Please come along and contribute to this endeavour and help shape Burghclere's future for the next 5-10-15 years.



26 Mar 18 · Burghclere in General

Thank

Comment

R

# **BURGHCLERE PARISH** **NEIGHBOURHOOD PLAN** **‘HAVE YOUR SAY!’**

Enabled by the Government’s 2011 Localism Act, neighbourhood planning gives communities rights to plan for their local area.

## **WHAT CAN WE DO?**

### **A Neighbourhood Plan**

- Establishes the community’s vision for the future;
- Allows us to choose where new homes, offices and businesses are built;
- Allocates green spaces and recreational areas;
- Influences what new builds should look like and what infrastructure should be provided.

## **TIME TO HAVE YOUR SAY!**

- More businesses? More tourism?
- More public spaces?
- Better infrastructure?
- Small/big developments?
- Protection of the AONB?
- Establishment of Green Spaces?

## **WHAT IS YOUR AMBITION FOR BURGHCLERE** **5-10-15 YEARS FROM NOW?**

**Please come and attend the presentation given by a Basingstoke and Deane Borough Council Planning representative at 7 p.m. on Friday 6<sup>th</sup> April in the Portal Hall.**

A glass of wine and refreshments will be available

**Visit the Portal Hall between 3 p.m. and 7 p.m. to ‘Have Your Say’ on our future using the displays and boards set up for this purpose.**

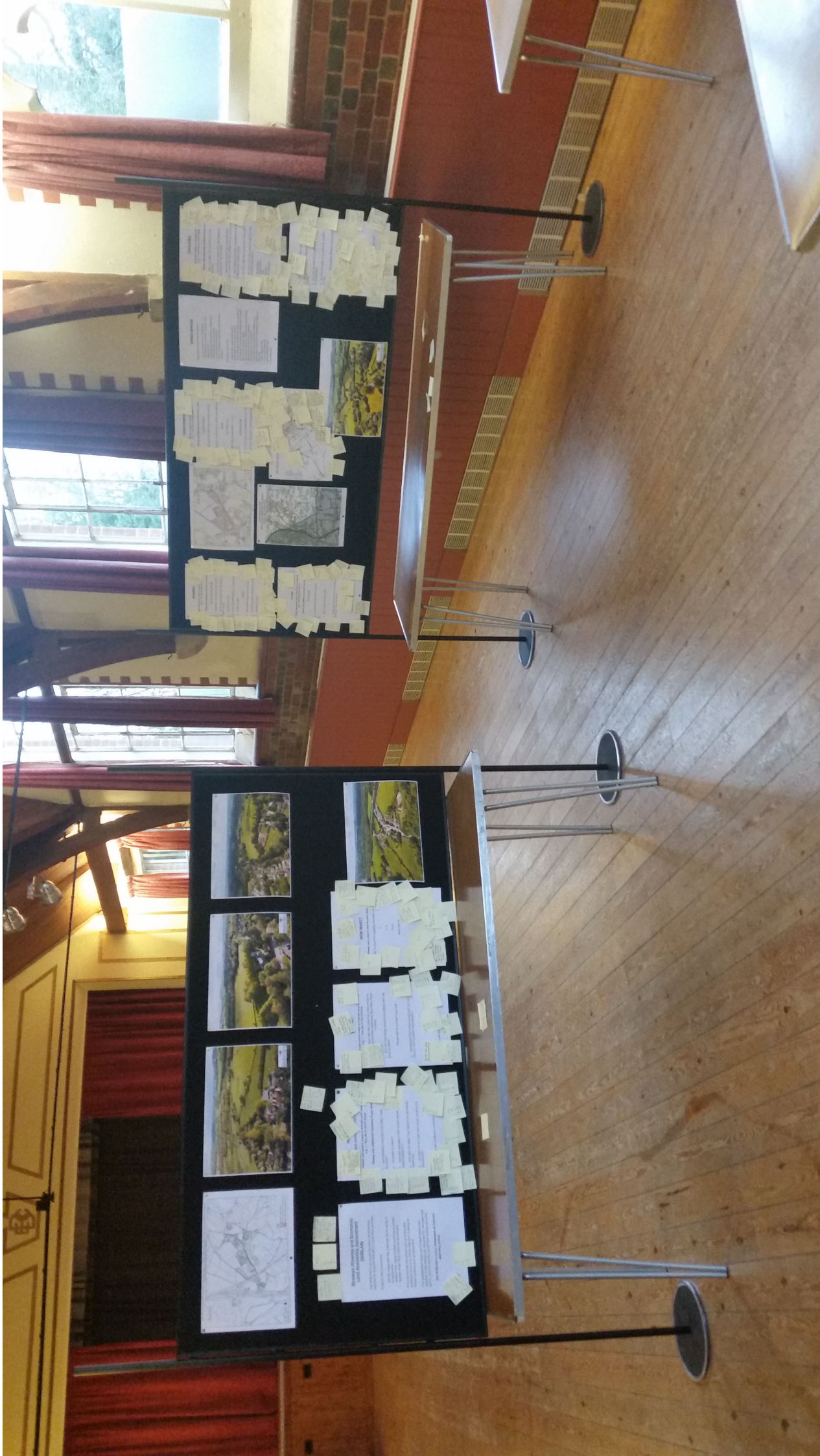
**Your thoughts and ideas are central to our planning.**

**If you are interested in joining or helping the Neighbourhood Planning Group, please contact Burghclere’s Parish Clerk: burghclerepc@gmail.com**



**WHAT IS YOUR  
AMBITION  
FOR  
BURGHCLERE ?**





## Feedback from Burghclere Neighbourhood Plan 'Have Your Say' Meeting Friday, 6th April 2018

### Housing

	Housing	Yes	No	Maybe	Don't Know	Comment
1	Affordable Houses for first time buyers?	21				<ul style="list-style-type: none"> <li>• Yes, but they are usually badly built and crammed together</li> <li>• Desperate need</li> </ul>
2	Houses to rent?	14	3			<ul style="list-style-type: none"> <li>• Only low cost/'social'</li> </ul>
3	Houses suitable for older people to live independently?	22	1			<ul style="list-style-type: none"> <li>• No, we have Elkington</li> <li>• If needed</li> <li>• And help if needed</li> <li>• Desperate need</li> <li>• Of great importance and needed for existing members of the community to remain in the village.</li> </ul>
4	Houses to meet the needs of growing families?	11	7		1	<ul style="list-style-type: none"> <li>• Lots already (x2)</li> <li>• Some</li> <li>• And facilities</li> <li>• Burghclere has enough big houses</li> </ul>
5	Houses to allow for local people to downsize?	23	1			<ul style="list-style-type: none"> <li>• Desperate need for affordable housing for people to be able to remain in the village</li> <li>• Yes, if appropriate incentives are given</li> <li>• Some</li> <li>• Desperate need</li> <li>• Of great importance and needed for existing members of the community to remain in the village</li> </ul>

### General Comments

- No 3 and 5: As an older member of the village it would be good for us oldies to be considered with a number of smaller properties we could move into and which would mean our bigger properties would be available for upsizing
- Low density housing – suggest minimum plot size of 1/3 acre
- Need to take flooding into account flooding issues in the village. No development should be allowed where there is a flooding risk
- Desperate need for affordable housing for people to be able to get families back in the village
- No more new large expensive houses
- We should oppose greenfield building

	Where?	Yes	No	Maybe	Don't Know	Comments
1	Any sites shown in green on the SHELAA map?					Location breakdown below
2	Undesignated sites adjacent to the Policy Settlement Boundary					Location breakdown below

	Location	Yes	No	Maybe	Don't Know	Comments
	Bur001	4	3	1		
	Bur002	3	8		1	<ul style="list-style-type: none"> <li>• No – visibility from Downs AONB</li> <li>• Significant impact on stunning views</li> <li>• Important amenity in village for walking, children playing</li> <li>• Beautifully maintained meadow in summer</li> <li>• Fantastic views of Downs AONB for all the village to enjoy</li> <li>• Church Lane always very busy – more traffic</li> <li>• Significant impact on traffic around school – dangerous for kids</li> <li>• Yes – infrastructure already there</li> </ul>
	Bur003	3	9			<ul style="list-style-type: none"> <li>• Yes, infrastructure already there – good road</li> </ul>
	Bur004	4	7	2		<ul style="list-style-type: none"> <li>• Not sure – where would access be?</li> <li>• The topography of the fields means water runs off both sides and Bur004, despite not being near a river, floods so houses not appropriate</li> <li>• Yes, already developed on both sides</li> </ul>
	Bur005	2	9	1		<ul style="list-style-type: none"> <li>• Not suitable for 5 properties</li> <li>• Limited access already (x2)</li> <li>• Really poor access; already blocked regularly let alone with construction vehicles</li> <li>• Infrastructure poor – drains block regularly</li> <li>• Although a very small plot. Please help us fight this. Please take a walk up the road to understand how tight it already is – imagine construction traffic.</li> <li>• Huge access issues for us already – blocked in daily. Will be horrendous with construction traffic.</li> <li>• Yes, already developed on both sides</li> </ul>

Burghclere Neighbourhood Plan

	Location	Yes	No	Maybe	Don't Know	Comments
	Bur006	10	1		1	<ul style="list-style-type: none"> <li>• Regardless of AONB - area between Harts Lane/Oxdrove (Breach Copse) would have lowest visual impact</li> <li>• Yes, already developed on both sides</li> <li>• AONB should be fully protected</li> </ul>

	How many?	Amount				Comments
	5	11				<ul style="list-style-type: none"> <li>• To meet plan</li> <li>• If you can find a different site to any of the green ones</li> <li>• 5 affordable only</li> <li>• 5 to start with – review in due course</li> <li>• 5 – more is bound to follow</li> <li>• If 5 is minimum stick to 5. There'll only be more required in future</li> </ul>
	5 to 10	7				<ul style="list-style-type: none"> <li>• 10 if 3 can be low cost/social, otherwise 5</li> <li>• 5 affordable and 5 family</li> <li>• Affordable and older only</li> </ul>
	10 to 20	2				<ul style="list-style-type: none"> <li>• Depends on the size of house; I see affordable housing as the main requirement – for that 10-20</li> </ul>
	More than 20	0				

**Business**

	<b>Business</b>	<b>Yes</b>	<b>No</b>	<b>Maybe</b>	<b>Don't Know</b>	<b>Comments</b>
1	Additional light industrial sites?	4	15	1		<ul style="list-style-type: none"> <li>• Some but minimal</li> </ul>
2	Other employment opportunities?	7	9	3		<ul style="list-style-type: none"> <li>• Shop/café</li> <li>• A few</li> <li>• Small</li> <li>• Depends on impact</li> <li>• Working from home</li> <li>• Depends what</li> <li>• Shop/pub/B&amp;B</li> </ul>
3	Serviced offices?	1	18		1	
4	Social enterprises?	6	7	5		<ul style="list-style-type: none"> <li>• Shop/café</li> <li>• Maybe farm shop</li> <li>• More info needed</li> <li>• Village shop (x2)</li> <li>• Possibly on merit</li> </ul>
5	Business park?	2	18			

	<b>Where?</b>	<b>Yes</b>	<b>No</b>	<b>Maybe</b>	<b>Don't Know</b>	<b>Comment</b>
6	Expansion of existing facilities?	8	8	2		<ul style="list-style-type: none"> <li>• More info needed</li> <li>• Some but minimal</li> </ul>
7	Clustering near existing facilities?	4	14	1		<ul style="list-style-type: none"> <li>• More info needed</li> </ul>
8	Greenfield sites?	1	18			

**General Comments:**

- We want to remain a village, not a
- No to all 8: this is a village in the country
- No to all: Burghclere is a rural village

**Tourism**

	<b>Tourism</b>	<b>Yes</b>	<b>No</b>	<b>Maybe</b>	<b>Don't Know</b>	<b>Comments</b>
1	Expansion of existing tourism?		10			<ul style="list-style-type: none"> <li>• Sandham and new miniature railway will suffice</li> <li>• Shop/café</li> <li>• Not even sure of what existing tourism we have here already? And therefore are we benefiting from it now?</li> </ul>
2	New tourist attractions?		10			<ul style="list-style-type: none"> <li>• Nothing new. If we have something here already we should use/make the most of that first.</li> </ul>
3	Additional support for tourism?	1	9			<ul style="list-style-type: none"> <li>• Not needed</li> <li>• Café and parking</li> </ul>

## Environment

	Environment	Yes	No	Maybe	Don't Know	Comments
	<b>Green spaces</b>					
1	Should we designate green spaces?	32			1	
2	Should we protect trees and hedges?	33				<ul style="list-style-type: none"> <li>• Of course!</li> </ul>
	<b>Views</b>					
3	Are views important to you?	32			1	<ul style="list-style-type: none"> <li>• Very (x2)</li> <li>• 100% important</li> </ul>
	<b>Common Land</b>					
4	Do you use the commons in the Parish?	33				<ul style="list-style-type: none"> <li>• Use a lot</li> <li>• Moved here for commons</li> <li>• Emphatically</li> <li>• Particularly important</li> <li>• Are always used</li> </ul>
5	Do you use the local footpaths/byways?	33				<ul style="list-style-type: none"> <li>• Use a lot</li> <li>• Moved here for footpaths</li> <li>• Particularly important</li> </ul>

### General Comments

- All are essential to the village
- Especially village woodlands are important
- How will the common and nature reserve cope with extra dog walkers and mess?
- Houses, new build and old, should be encouraged to have/keep at least 30% of the front garden and not block pave or gravel – this urbanises the village
- Cars should be discouraged from parking on verges and pavements – most drives are adequate
- Residents should be encouraged to look after and not park/drive on verges – competition for best kept verges?
- In an area like Burghclere environmental considerations are absolutely crucial

## Facilities

Facilities		Yes	No	Maybe	Don't Know	Comments
1	Are you able to attend a local surgery?	29	2			<ul style="list-style-type: none"> <li>• Yes - Newbury</li> </ul>
2	Are there adequate car parking facilities in the village?	11	21			<ul style="list-style-type: none"> <li>• School is short of parking</li> <li>• Not enough near new developments</li> <li>• Not by schools</li> <li>• Schools? Parking at primary school?</li> <li>• The main facility needed is a proper village car park</li> <li>• It's on the limit</li> <li>• Only difficult because of school</li> <li>• Just about</li> <li>• No – particularly at both schools</li> <li>• Yes for current population</li> </ul>
3	Are there sufficient recreation facilities for the Parish?	22	5	1		<ul style="list-style-type: none"> <li>• Shop needed</li> <li>• Yes – shop</li> <li>• No – tennis court, running track, Clere pool</li> <li>• Could be better; a youth club would be good</li> </ul>
4	Are there sufficient pavements in the Parish?	18	9			<ul style="list-style-type: none"> <li>• No, only in the village centre</li> <li>• More pavements needed in centre of village</li> <li>• No – none of the road north to Jonathan Hill</li> <li>• More than enough</li> <li>• No - common</li> <li>• No - link to Newtown (School)</li> <li>• It's a village – we have enough</li> </ul>

Facilities		Yes	No	Maybe	Don't Know	Comments
5	Do you use the local bus service?	4	25			<ul style="list-style-type: none"> <li>• Bus more often would be useful – used once!</li> <li>• What bus?</li> <li>• What bus service? (x4)</li> <li>• What service? None to take school children into Newbury</li> <li>• Bus service inadequate and inconveniently times</li> <li>• We do not have one where we live</li> <li>• No – there is 1 bus!!!</li> <li>• If had on evening/late afternoon one</li> <li>• No – but would more times be available?</li> <li>• Wish I could have – especially when you are at that awkward age between wanting to hang out with friends in Newbury and not being able to drive. Even a couple of services to town on a Saturday daytime would have been great! (or at least clearer information on this)</li> </ul>
6	Of your utilities, which one do you have problems with?	14	6			
A	Sewerage	13				<ul style="list-style-type: none"> <li>• Sometimes</li> <li>• Frequent overflows at Harts Hollow</li> <li>• At Coronation Close</li> <li>• Sewerage will suffer if more houses built</li> </ul>
B	Electricity	4				<ul style="list-style-type: none"> <li>• Always cuts out</li> </ul>
C	Gas	1				<ul style="list-style-type: none"> <li>• Want gas</li> <li>• What gas? (x2)</li> </ul>

Facilities		Yes	No	Maybe	Don't Know	Comments
D	Water	1				
E	Telecoms	7				<ul style="list-style-type: none"> <li>• Cobbett's View</li> </ul>
7	Do you use the Portal Hall?	22	1			<ul style="list-style-type: none"> <li>• Occasionally</li> <li>• Very occasionally</li> </ul>
8	Is the Portal Hall adequate for the parish?	21	2			<ul style="list-style-type: none"> <li>• Great facility</li> <li>• Not available for most people. Too expensive</li> <li>• It's getting better</li> </ul>
9	Do you or have you used the playground?	15	7			<ul style="list-style-type: none"> <li>• No – too old!</li> </ul>
10	Do you or have you used the sports fields?	16	9			<ul style="list-style-type: none"> <li>• Rarely</li> </ul>
11	Is your broadband service adequate?	10	15			<ul style="list-style-type: none"> <li>• Ok</li> <li>• Yes, now superfast installed!</li> <li>• Broadband and the sitting of cabinets is a major infrastructure issue. The cabinet at the Carpenter's serves the bottom of the village well and fields in the south. It serves the rest of the village really badly!!</li> <li>• Don't take the p..s. No</li> <li>• Not yet</li> <li>• It is now</li> <li>• Awful where we are</li> <li>• No, not since the fibre box was put in at the top of Spring Lane</li> </ul>

**General Comments**

- Primary – last year only 1 space filled by non-catchment child. If more houses how does school have room for extra children?
- You haven't asked about traffic
- School – Secondary school needs to be supported by county, funding and improvement

## Life in Burghclere

### Strengths

- Caring community
- Lovely people who look out for each other – nice community feel
- We've been here 3 ½ months and love it as it is
- We've only been here 6 months but we love it – regulars at pub and social club, as well as attending class @Portal Hall and using walks
- Lovely village with beautiful fields/church/park
- Lovely area, good schools, good links to the church, lots of activities if you seek them out

### Opportunities

- We require more affordable/social housing for local people
- Shop/café would be well supported

### Weaknesses

- Potholes
- Roads: our roads are poorly maintained – how will this be dealt with if extra residents' traffic?
- Inadequate parking at Breachfield and near pub
- Too many big houses being built
- Lack of community central hub eg shop/café
- No shop and post office
- No useful bus service
- Lack of amenities – shop, PO, library service
- Newcomers don't get involved much
- Schools
- Sewage capacity
- Too much infill development – infilling spoils open rural feel
- Too many new houses but if they have to, build infills only
- Losing the rural feel with all new developments, especially the area at Carpenter's Arms' end. Parking now an issue.

### General

- It would be a shame to build 10+ houses as it will lose its 'village' feel
- If we had a shop I'm not sure I would use it enough and would hate to see it fail

# Burghclere Parish Neighbourhood Plan

Everyone welcome, have your say!

Portal Hall 10.45 am to 1 pm, Sunday 9 and 16 December 2018

Initial consultation on the neighbourhood plan was held in April. Having considered your feedback, elements of the draft plan are now ready for your further comment. There is lots to tell you about, so please come and meet the team, your neighbours and give your views on how Burghclere Parish could look in the future.



## Environment & Green Infrastructure

Green spaces and key views: what, where & why selected



## Housing

Site allocation proposals: where & why selected



## Business & Tourism

Policy & rural business hub proposal



## Infrastructure

Background & parking policy proposal



Your parish, Your say, Your future



## **Burghclere Parish Neighbourhood Plan Survey**

**Section 1: Housing.** The Parish needs to allow for future housing development. This section will help us understand how you think our future housing needs can be met.

1. In today's world is the number of houses being proposed for the Plan realistic?

Yes

No

No opinion

If no, please comment

2. Have we the right mix of criteria when considering sites?

Yes

No

No opinion

If no, please provide your suggestions

3. Which of the four sites that best meet the criteria are more suitable than others?

List in order

4. Are one or more of the excluded sites more suitable for development?

Yes

No

No opinion

If yes, please provide further details.

5. Would you like to see Pinder Trust land used for affordable housing for local people?

Yes

No

No opinion

Comment

**Section 2: Environment.** This section looks at policies that protect our parks and green spaces as well as our public rights of way.

6. Do you think the proposed mix of design, heritage and key view policies preserve and enhance Burghclere's rural character?

Yes

No

No opinion

If no, please provide further details.

7. Do you think proposals for local green spaces, green infrastructure (i.e. footpaths, byways etc) protect those assets that are important and allow us to improve them in future?

Yes

No

No opinion

Comment

**Section 3: Business and Tourism.** This section will look at current and potential business opportunities for the Parish.

8. Do you agree with the proposed business policies?

Yes

No

No opinion

Comment

9. Do you support the idea of a Rural Business Hub, if it were available, for those who live and work in the parish?

Yes

No

No opinion

Comment

10. Do you support the proposed policy towards tourism in the parish and wider area?

Yes

No

No opinion

Comment

**Section 4: Infrastructure and Traffic/Parking.** Traffic is the responsibility of Hampshire CC. This section seeks to gather information in support of wider policies that may guide future development in the Parish.

11. Mindful the Parish does **not** have control over traffic, are the proposed parking and traffic policies realistic?

Yes

No

No opinion

Comment

Appendix 13-Dec 18 Drop Ins layout



#### SITE ALLOCATION - CONDITIONS

In accordance with SADDIS's policy on the Local Plan, the following Site Allocation Policy is being adopted in respect of Blackthorn. Sites are allocated for all of the specified uses in the table below.



#### CONDITION & CRITERIA

Notwithstanding to the General Policy Conditions, the following conditions apply to the site allocation. The site allocation is subject to the following conditions:

- 1. The site allocation is subject to the following conditions:
- 2. The site allocation is subject to the following conditions:
- 3. The site allocation is subject to the following conditions:

Appendix 14-Dec 18 Drop Ins-Site assessment outcome

Question Which of the four sites that meet the criteria are more suitable than others?	Most suitable	2 <sup>nd</sup> most suitable	3 <sup>rd</sup> most suitable	4th most suitable
1. Site A - Land to SW of Beacon House	53%	15%	6%	4%
2. Site B - Land S of Harts Lane and between St Michael's School and Church of the Ascension	4%	2%	2%	2%
3. Site C - Land S of Primary School fronting Church Lane and Well Street	0%	2%	4%	0%
4. Site D - Land E of Reeves Cottage	0%	2%	2%	2%
5. Site E - Land NE of Breachfield	0%	2%	2%	2%
6. Site F - Land E of Woodside Cottage	17%	36%	6%	15%
7. Site G - Pinder Land E of Portal Hall	<i>This site does not form part of the target considerations set by B&amp;DBC due to its small size. Development by the parish is under consideration for affordable housing</i>			
8. Site H - Land between Ayres Lane and Well Street	15%	15%	34%	4%
9. Site I - Land NW of Site H to the N of Ayres Lane	4%	17%	13%	36%

Appendix 15-DEC 18 DROP INS survey  
outcome

Question	Yes	No	No opinion	No response
1. In today's world is the number of houses being proposed for the Plan realistic?	77%	13%	6%	4%
2. Have we the right mix of criteria when considering sites?	81%	11%	4%	4%
3. Which of the four sites that meet the criteria are more suitable than others?	<i>Site preferences have been recorded separately.</i>			
4. Are one or more excluded sites more suitable for development?	32%	58%	4%	6%
5. Would you like to see the Parish land used for affordable housing for local people?	75%	13%	8%	4%
6. Do you think the proposed mix of design, heritage and key view policies preserve and enhance Burghclere's rural character?	81%	11%	4%	4%
7. Do you think proposals for local green spaces, green infrastructure (i.e. footpaths, byways etc) and community facilities protect those assets that are important and allow us to improve them in future?	70%	15%	4%	11%
8. Are the proposed business policies realistic?	60%	17%	9%	13%
9. Do you support the idea of a rural business hub for those who live and work in the parish?	66%	19%	6%	9%
10. Do you support the proposed policy towards tourism in the Parish and wider area?	62%	15%	15%	8%
11. Mindful the parish does not have control over traffic, are the proposed parking and traffic policies viable?	58%	26%	6%	9%

## **Consultation list of Landowners, Tourism Site Owners, Sizeable Local Businesses, Schools, Sports Club & Public Houses**

Burghclere Sports Club & Model Railway  
Burghclere Pre-School and Toddler Group  
Total Home Improvements  
DP Cummings  
GS Adcock  
NDOE Design  
Whitway Farms  
Hillview Windows  
Heatherwold Stud  
Tecno Diagnostics  
TW Electronics  
The Nav People  
Sydmonton Estate  
The Carnarvon Arms  
The Dewpond Restaurant  
Wheatlands Farm  
Ivory Farm  
The Carpenters Arms  
Sandham Memorial Chapel  
Burghclere Primary School  
The Clere School - Yes  
St Michael's School  
Severalles Farms-Adbury  
HJ & AJ Whiting

Church Commissioners

Parochial Church Commission

Highclere Estate

Charlie Gore

Nigel, Patrick & Mark Camings

Falcon Developments



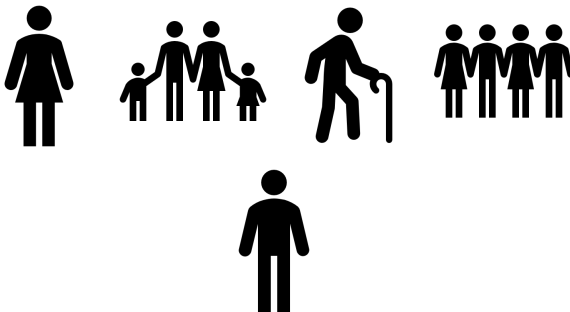
## Burghclere Parish Neighbourhood Plan

The Steering Group has produced the first draft of the Neighbourhood Plan that meets the need to build at least 15 houses to comply with the target set by Basingstoke and Deane Borough Council in the Local Plan. Other policies are shown overleaf. A 6-week consultation period will begin on Mon 16 Sep and last until midnight on Mon 28 Oct.

Copies of the plan will be available from the Burghclere Parish website: <https://www.burghclerepc.co.uk/neighbourhood-plan>

Comments may be submitted in writing to the Parish Clerk: [burghclerepc@gmail.com](mailto:burghclerepc@gmail.com) or: Burghclere Parish Council, Portal Hall, Church Lane, Burghclere, RG20 9HX and must include the submitters' name, address and post code.

### Your parish, Your say, Your future



## Appendix 19-Submission list of consultees

### Regulation 14 Pre-Submission Consultees

#### Statutory and Additional Consultees

Ref	Consultee	Method	Contact	Sent	Received
1	B&DBC	Email	<a href="mailto:andrew.rushmer@basingstoke.gov.uk">andrew.rushmer@basingstoke.gov.uk</a>	17/09/19	29/10/19
2	Hampshire County Council	Email	<a href="mailto:planning@hants.gov.uk">planning@hants.gov.uk</a>	17/09/19	29/10/19
3	Hampshire Police and Crime Commissioner	Email	<a href="mailto:opcc@hampshire.pnn.police.uk">opcc@hampshire.pnn.police.uk</a>	17/09/19	No
4	The Coal Authority	Email	<a href="mailto:planningconsultation@coal.gov.uk">planningconsultation@coal.gov.uk</a>	17/09/19	No
5	The Environment Agency	Email	<a href="mailto:planning_THM@environment-agency.gov.uk">planning_THM@environment-agency.gov.uk</a>	17/09/19	19/10/19
6	Historic England	Email	<a href="mailto:londonplanningpolicy@HistoricEngland.org.uk">londonplanningpolicy@HistoricEngland.org.uk</a>	17/09/19	24/10/19
7	Natural England	Email	<a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>	17/09/19	28/10/19
8	Network Rail	Email	<a href="mailto:townplanningSE@networkrail.co.uk">townplanningSE@networkrail.co.uk</a>	17/09/19	No
9	The Highways Agency	Email	<a href="mailto:planningse@highwaysengland.co.uk">planningse@highwaysengland.co.uk</a>	17/09/19	18/09/19
10	Mono consultants	Email	<a href="mailto:info@monoconsultants.com">info@monoconsultants.com</a>	17/09/19	No
11	North Hampshire Clinical Commissioning Group	Email	<a href="mailto:nhccg.enquiries@nhs.net">nhccg.enquiries@nhs.net</a>	17/09/19	No
12	Hampshire Hospitals NHS Foundation Trust	Email	<a href="mailto:amy.elliott@hhft.nhs.uk">amy.elliott@hhft.nhs.uk</a>	17/09/19	No
13	Scottish & Southern Energy	Email	<a href="mailto:system.planning.south@sse.com">system.planning.south@sse.com</a>	17/09/19	No
14	Southern Gas Networks	Email	<a href="mailto:plantlocation@sgn.co.uk">plantlocation@sgn.co.uk</a>	17/09/19	No
15	National Grid	Email	<a href="mailto:n.grid@woodplc.com">n.grid@woodplc.com</a>	17/09/19	28/10/19
16	Southern Water	Email	<a href="mailto:planning.policy@southernwater.co.uk">planning.policy@southernwater.co.uk</a>	17/09/19	28/10/19
17	Thames Water	Email	<a href="mailto:thameswaterplanningpolicy@savills.com">thameswaterplanningpolicy@savills.com</a>	17/09/19	16/10/19
18	The Homes and Communities Agency (Homes England)	Email	<a href="mailto:enquiries@homesengland.gov.uk">enquiries@homesengland.gov.uk</a>	17/09/19	No
19	North Wessex Downs AONB	Email	<a href="mailto:info@northwessexdowns.org.uk">info@northwessexdowns.org.uk</a>	17/09/19	No

20	BT Openreach	Email	<a href="mailto:newsitereceptiongeneral@openreach.c">newsitereceptiongeneral@openreach.c</a>	17/09/19	No
21	NHS South of England	Email	<a href="mailto:lynne.blandford@nhs.net">lynne.blandford@nhs.net</a>	17/09/19	No
22	Highway Authority	Email	<a href="mailto:planningconsultations@hants.gov.uk">planningconsultations@hants.gov.uk</a>	17/09/19	No
23	Local Enterprise Partnership (M3)	Email	<a href="mailto:info@enterprisem3.org.uk">info@enterprisem3.org.uk</a>	17/09/19	No
24	Policing Body-Chief Inspector	Email	<a href="mailto:matthew.reeves@hampshire.pnn.police.uk">matthew.reeves@hampshire.pnn.police.uk</a>	17/09/19	No
25	Policing Body-Crime Prevention	Email	simon.bottom@hampshire.pnn.police.uk	17/09/19	No
26	Local Nature Partnership	Email	LNP@hwt.org.uk	17/09/19	No
27	Hampshire and IOW Wildlife Trust	Email	<a href="mailto:feedback@hiwwt.org.uk">feedback@hiwwt.org.uk</a>	17/09/19	No
28	Hampshire Fire and Rescue		<a href="mailto:csprotection.admin@hantsfire.gov.uk">csprotection.admin@hantsfire.gov.uk</a> <a href="mailto:neil.odin@hantsfire.gov.uk">neil.odin@hantsfire.gov.uk</a>	17/09/19	No
29	Hampshire Police		<a href="mailto:postmaster@hampshire.pnn.police.uk">postmaster@hampshire.pnn.police.uk</a>	17/09/19	No

#### Local Councils bordering Neighbourhood Area

Ref	Consultee	Method	Contact	Sent	Received
1	Ecchinswell PC	Email	<a href="mailto:clerk@ecchinswell-pc.gov.uk">clerk@ecchinswell-pc.gov.uk</a>	17/09/19	No
2	Greenham PC	Email	<a href="mailto:clerk@greenham.gov.uk">clerk@greenham.gov.uk</a>		No
3	Highclere PC	Email	<a href="mailto:parish.clerk@highclerepc.uk">parish.clerk@highclerepc.uk</a>	17/09/19	No
4	Newtown PC	Email	<a href="mailto:clerk@newtown-pc.org.uk">clerk@newtown-pc.org.uk</a>	17/09/19	No
5	Litchfield & Woodcut PC	Email	james.nicholson@danegrove.com	17/09/19	No

#### Landowner/Developer consultees

Ref	Consultee	Method	Contact	Sent	Received
1	Patrick Chamings	Email	<a href="mailto:chamingsracing@talk21.com">chamingsracing@talk21.com</a>	17/09/19	No
2	Charlie Gore	Email	<a href="mailto:gorefamily@yahoo.com">gorefamily@yahoo.com</a>	17/09/19	No

3	Falcon Developments	Email	<a href="mailto:rsymons@falcondevelopments.co.uk">rsymons@falcondevelopments.co.uk</a>	17/09/19	29/10/19
4	Highclere Estate	Email	<a href="mailto:JHunter@highclerecastle.co.uk">JHunter@highclerecastle.co.uk</a> <a href="mailto:PBrown@savills.com">PBrown@savills.com</a>	17/09/19	29/10/19
5	Whiting family	Email	<a href="mailto:doddsfarm@mypostoffice.co.uk">doddsfarm@mypostoffice.co.uk</a>	17/09/19	No
6	Winchester Diocese	Email	<a href="mailto:rolf.Hawkins@winchester.anglican.org">rolf.Hawkins@winchester.anglican.org</a> <a href="mailto:hugh@clereconsultants.co.uk">hugh@clereconsultants.co.uk</a>	17/09/19	No

## BURGHCLERE PARISH COUNCIL

Clerk: Mrs S Jones, Portal Hall, Church Lane, Burghclere, RG20 9HX

Tel: 07884 432964 E-mail: [burghclerepc@gmail.com](mailto:burghclerepc@gmail.com)

Dear Sir/Madam,

### **Notification of Public Consultation of Burghclere Pre Submission Neighbourhood Development Plan 2011-2029 under Regulation 14 of the Localism Act 2011**

Burghclere Parish Council is pleased to announce that, following 18 months of work by volunteers across the parish, the Pre-Submission Neighbourhood Plan has been released for public consultation and comment under Regulation 14 of the Localism Act 2011. In accordance with this Regulation the consultation period will run from Tuesday 17th September 2019 to Tuesday 29th October 2019 (6 weeks).

You are being consulted as you have been identified as a statutory body or consultee. You can view the plan by visiting the neighbourhood plan page of the Burghclere Parish website at: <https://www.burghclerepc.co.uk/neighbourhood-plan> There you can download the plan from the drop-down menu and any supporting documents.

The principal documents comprise:

- The Burghclere pre Submission Plan
- The Site Assessment report
- The Sustainability Appraisal

Representations in relation to the Burghclere Neighbourhood Plan should be sent to Burghclere Parish Council and must include the submitter's name, address and post code.

Burghclere Parish Council  
Portal Hall  
Church Lane  
Burghclere  
Hampshire  
RG20 9HX

Or email: [burghclerepc@gmail.com](mailto:burghclerepc@gmail.com)

**All representations must be received at the above address or by email by 5 p.m. on Tuesday 29th October 2019.**

Yours faithfully,

Sarah Jones

Mrs Sarah Jones  
Clerk to Burghclere Parish Council

## **BURGHCLERE NEIGHBOURHOOD PLAN**

### **REGULATION 14 REPORT: NOVEMBER 2019**

#### **Purpose**

1. The purpose of this report is to summarise part of the outcome of the consultation period on the Pre-Submission Burghclere Neighbourhood Plan held from 17 September to 29 October 2019. The report reviews the representations made by some of the statutory consultees, and by developers/landowners. It then makes recommendations for minor modifications to the Plan for its submission.

2. The report will be published by the 'qualifying body', Burghclere Parish Council, and it will be appended to the Consultation Statement that will accompany the submitted Plan in due course, in line with the Neighbourhood Planning (General) Regulations 2012 (as amended).

#### **Consultation Analysis & Recommendations**

3. During the consultation period, representations were made by the Environment Agency, Highways England, Thames Water, Historic England, National Grid, Natural England, Southern Water, Basingstoke and Deane Borough Council and Hampshire County Council. Representations were also received from Savills on behalf of the Highclere Estate and Fowler Architecture and Planning on behalf of Falcon Developments (SE) Limited.

4. No representations were received from the North Wessex Downs AONB Partnership. The environment Agency were unable to provide specific comments on the plan due to resourcing issues within their team but directed the Steering Group to published guidance prepared in partnership with Natural England, English Heritage and the Forestry Commission.

5. Highways England confirmed that they had no specific comments to make on the plan in terms of the potential impact to the safe and efficient operation of the strategic road network, in this case the A34.

6. Historic England also had no specific comments to make but congratulated the Steering Group on the progress made and supports the strong focus placed on conserving the character of the landscape, including important views, and encouraging good design.

7. The National Grid identified a high voltage overhead powerline falling within the neighbourhood area boundary but concluded that the powerline does not interact with any of the proposed development sites.

8. Thames Water and Southern Water have requested policies regarding new utility infrastructure. It is noted that Policy CN6: Infrastructure in the Basingstoke and Deane Local Plan deals with this matter, specifically in its paragraph 5.55 which requires

developers to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new proposals, including “adequate water supply, surface water drainage, foul drainage and sewage treatment capacity both on and off site to service the development.”. Neighbourhood Plans should not duplicate existing Local Plan policies, and **it is therefore considered unnecessary to repeat this existing requirement.**

9. Minor editing and clarification will be dealt with separately as a matter of course for all documents. The summary analysis of the remainder of the representations is provided in respect of each policy below, together with recommendations on making modifications for the final version of the Plan:

#### B1 – Burghclere Settlement Boundary

10. Basingstoke and Deane Borough Council (BDBC) considers that further justification is required for policy regarding restrictions of the development of garden land and that the caveat ‘where practicable’ in relation to biodiversity is removed.

11. The development plan is currently silent on policy to resist inappropriate development. The policy as set out in the Pre-Submission Plan sets out the extent of the settlement boundary in Burghclere while also seeking to fill the gap in Local Plan policy. In the interest of clarity, **it is therefore recommended that the policy is separated in the Submission Plan to create a new stand-alone policy on Residential Garden Land to include further justification, and ‘where practicable’ in relation to biodiversity is removed to reflect the NPPF and the Government’s 25 Year Environment Plan.**

#### B2 – Land off Harts Lane / Winchester Road

12. BDBC make a number of comments on the policy, specifically in relation to insufficient justification for the Local Equipped Area for Play (LEAP); a perceived conflict between policy clause iv) and paragraph 5.12 in relation to the Community Land Trust; clarification of policy clause vi) in relation to noise; clarification in terms of the requirement of a design brief; and adding the timescale stipulation in the supporting text to policy.

13. The Plan clarifies that the policy requirements, including the LEAP, reflects the outline scheme proposals submitted by the land interest. The requirement for the LEAP is in accordance with BDBC’s own adopted standards set out in the Appendix 4 of the Adopted Local Plan. The maximum distance threshold for equipped play areas is 600m to the nearest facility. The Site is approximately 900m from the equipped play area next to the Portal Hall. The Plan’s objective to secure new homes for younger people will mean that access to such ‘doorstep’ facilities will be more important.

14. There are many examples of adopted/made Local Plan and Neighbourhood Plan policies expressing an encouragement for the delivery of CLT-type schemes, albeit more often using the term ‘community-led housing (CLH)’, which the Government has adopted to support its investment in such schemes. The document, “The Planner’s Guide to Community-Led Housing” (Jo Lavis, June 2019) sponsored by the RTPI, now provides guidance on this matter. Critically, it advises that it is

legitimate for a land use policy to require a CLH component of a housing scheme provided it is not promoted to the exclusion of other delivery methods and that it does not name a specific CLH organisation as the means of delivery. No conflict is therefore considered to exist between the policy and the supporting text. The land promoter has confirmed the policy and development principles it contains, are both viable and deliverable.

15. Clause v. of the policy deals with landscape mitigation, while clauses vi. and vii. sets out the policy requirement in relation to noise mitigation measures. Each clause has been carefully considered and their intentions clear and unambiguous. The Plan also sets out the steps the Parish Council intend to take in terms of the timescale of the delivery of the development. A commitment to early reviews of development plan documents is common practice. In the interest of clarity, **it is recommended that additional supporting text, to clarify the reason for including a requirement for a detailed design brief is added to the Submission version of the Plan.**

16. Natural England recommends that a landscape assessment is completed and that the Steering Group works with the AONB Partnership in terms of the landscape matters in relation to the allocation. The land promoters have submitted a Landscape and Visual Appraisal with their Regulation 14 submission. The supporting text in the policy and the AONB Background Paper in the evidence base sets out the extent of the Steering Group's engagement with the AONB Partnership.

17. Savills (on behalf of Highclere Estates) is supportive of the policy, however, makes some detailed observations including the time period that applies to the delivery of the Rural Business Hub which they request is reduced from 5 years to 3 years. This request has been given careful consideration and request is considered appropriate alongside the flexibility to review the policy in 3 years should the allocation remain undelivered. **It is therefore recommended that the supporting text of Policy B2 and Policy B3 is amended accordingly.**

18. Additional minor amendments sought on specific clauses of the policy are likely to create ambiguity and would not sustain the clarity as currently drafted and consequently **no further amendments to the policy are recommended.**

19. Fowler Architecture and Planning on behalf of Falcon Developments (SE) Limited criticises the policy for containing too many requirements. Planning Practice Guidance Paragraph: 041 Reference ID: 41-041-20140306 requires that neighbourhood plans must provide sufficient clarity to enable a policy to fulfil the development role that it is intended to deliver – the development principles outlined in the policy provide such clarity while ensuring the aspirations of the community are fully realised. **It is recommended that additional emphasis is placed in the supporting text of the expectations set out in the National Design Guide published on the 1<sup>st</sup> October and a material consideration in planmaking.**

20. Fowler Architecture and Planning also suggest that the assessment in the Neighbourhood Plan and in the evidence base of its own site is inaccurate in terms of assessing the likely effects of development on the site and that its site should be re-assessed. The proposed allocation has been considered in the context of other available and suitable sites for housing development in the village and of the only published and consulted upon housing supply target number for Burghclere

contained in Policy SS5. Otherwise, there is no theoretical end to the scale of development or where development may be located beyond the village boundary, and the plan-led system would be impossible to operate. **No modifications in response to this submission are considered necessary as the plan is underpinned by an 'appropriate' strategy.**

### B3 – Land for Future Development

21. Basingstoke and Deane Borough Council make a number of recommendations to clarify the policy and its criteria, in relation to the location and quantum of development and request that new mapping is prepared.

22. The policy has been drafted to avoid reserving a specific site as requested by the Steering Group. The policy is intended to direct the release land to meet Burghclere's housing requirements in the future in absence of a response to NPPF §66. In the interest of clarity, **it is recommended that some minor amendments are made to the policy and its supporting text to reflect the comments.**

23. Broad locations are usually indicated on a key diagram. The purpose of Policies Maps is to clearly evidence where particular policies should apply. **It is recommended that the broad location is shown on a key diagram under the policy to provide clarity to the preferred direction of growth.**

24. It is important to note that the loss of a five-year housing land supply render housing supply policies out of date. This policy will continue to form part of the starting point for decision-making.

### B4 – Housing Mix and Tenure (Policy B5 in the Submission version)

25. Fowler Architecture and Planning on behalf of Falcon Developments (SE) Limited suggest a perceived conflict between the policy and its supporting text in relation to community led housing. See paragraph 14 above.

### B6 – Design (Policy B7 in the Submission version)

26. Basingstoke and Deane Borough Council suggests that the policy should be clarified in terms of its application (whether in the village or in the Parish). It also considers that the final bullet point relates to residential garden land and sits awkwardly within the design policy. Furthermore, the Borough Council considered that greater consideration should be given to the sustainable design element of the policy.

27. Some of the design principles refer to the village specifically and the residential garden element of the policy will fit better in the recommended stand-alone policy for Residential Garden Land recommended above. **It is recommended that the policy is modified to make it more locally distinctive and to clarify its application (in the village or in the Parish) and that the residential garden land element is moved to the new Policy B4.**

28. In light of Basingstoke and Deane's comments on sustainable design, and following the publication of the National Design Guide (a material planning requirement by virtue of the Written Ministerial Statement on 1<sup>st</sup> October 2019 - HLWS1803/HCWS1840) which confirms the Government's intention to publish a National Model Design Code in early 2020 and the fact that neighbourhood plans should be able to demonstrate how their policies contribute to the requirements of the Climate Change Act, **it is therefore recommended that the Neighbourhood Plan removes this element from the design policy and introduces it as a new stand-alone policy in the Submission Plan as follows:**

#### **New Policy B8: Sustainable Design Standards**

***Proposals for development must be well designed, contribute to health and well-being and mitigate the effects of, and adapt to, climate change. Where appropriate, the design of proposals should be informed by the 10 characteristics of 'well-designed places' set out in the National Design Guide.***

***Proposals will 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.***

***Planning applications must demonstrate through a written statement how the delivery of sustainable design standards is integral to the development. As a minimum, development will be expected, subject to viability, to achieve the standards required by the National Model Design Code including space standards or any subsequent national requirements.***

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 signals the priority to be given to climate change in plan-making. In discharging this duty, the Plan should be in 'general conformity' with paragraph 149 of the NPPF and ensure that policies and decisions are in line with the objectives and provisions of the Climate Change Act 2008 (Section 1) and support the National Adaptation Programme. For the sake of clarity, this means that both local plans and neighbourhood plans should be able to demonstrate how their policies contribute to the requirements of the Climate Change Act.

To date, most neighbourhood plans have not included policy on climate change mitigation, and some that have tried have encountered difficulties in navigating the viability test and the perceived limitations on policy such as for energy efficiency and

building fabric. The 2019 NPPF places increased reliance on neighbourhood plans to fill gaps that could be left by Local Plans that may have been adopted prior to the new NPPF or updated Planning Practice Guidance such as the new National Design Guide and forthcoming National Design Code. The purpose of this policy is therefore to alert applicants to these new requirements and to ensure that when published, the National Design Code, informs viability testing as required by PPG Paragraph: 001 Reference ID: 10-001-20190509.

The policy also responds to the recent signing into law of the legally binding national target of net zero carbon emissions by 2050 and the need to plan new development in ways to avoid vulnerability to climate change impacts in line with NPPF paragraph 150. These are issues which will become ever more prominent during the life of this Plan.

29. Previous informal comments from Basingstoke and Deane and O'Neill Homer **recommended that the Local Heritage Assets element of the policy is inserted into the Plan as a separate stand-alone policy as follows:**

**Policy B9: Local Heritage Assets**

***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.***

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. 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 identified. These are described in the Revised Design Statement included in the evidence base.

B7 – Landscape (Policy B10 in the Submission version)

30. Basingstoke and Deane Borough Council suggests that the policy supporting text makes specific reference to the adopted Local Plan policy and overlap with Policies B7 and B8. Fowler Architecture and Planning on behalf of Falcon Developments (SE) Limited criticises the policy in suggesting that it does not support the delivery of adopted Local Plan Policy. The supporting text of the policy sets out the purpose of the policy and its relationship to existing Local Plan policy and clarifies that the policy should be read alongside Policies B8 and B9 (now B11 and B12). The Borough Council has confirmed that it considers the Plan is in general conformity with strategic policies and the Basic Conditions Statement will demonstrate 'general conformity'.

#### B8 – Important Views (Policy B11 in the Submission version)

31. Fowler Architecture and Planning on behalf of Falcon Developments (SE) Limited requests that one of the Important Views (KV3) is not justified and should be removed from the policy. Each view has been justified in terms of its value as set out in the Assessment of Key Views in Burghclere Parish (2018/2019) and informs the revised Design Guide. Both documents are available in the evidence Base.

#### B9 – Green Infrastructure and Biodiversity (Policy B12 in the Submission version)

32. Natural England welcomes the policy and advises of the more recent Hampshire Ecological Network Mapping, produced by the Hampshire Biodiversity Information Centre on behalf of the Hampshire Local Nature Partnership (LNP), which can act as a useful tool for detailed targeting of appropriate areas for green infrastructure and nature conservation. It also recognises that locally and nationally designated sites, including irreplaceable habitats and ancient woodlands, priority habitats and protected species should also be taken into consideration.

#### B11 – Community Facilities (Policy B14 in the Submission version)

33. Hampshire County Council requests the removal of Burghclere Primary School from the list of community facilities OR recognition that it is already bound by Section 77 of the Schools Standards and Framework Act 1998 criteria in relation to releasing school playing fields for development and that the policy should therefore allow change of use in special circumstances. One of those special circumstances being Hampshire County Council potentially seeking the development of playing fields in accordance with the criteria in Section 77 of the Schools Standards and Framework Act 1998.

34. The policy already encourages proposals to improve the viability of existing uses by way of partial redevelopment, however **it is recommended that the supporting text recognise that Burghclere Primary School Playing fields is already bound by Section 77 of the Schools Standards and Framework Act 1998.**

#### **Other Comments & Analysis**

35. Basingstoke and Deane have requested that the Steering Group prepare an Equalities Impact Assessment and demonstrate that the Plan would be compatible with human rights obligations. The Basic Conditions Statement will demonstrate the

latter, and the Steering Group has produced a 'proportionate' Equalities Impact Assessment that will accompany the Submission version of the Plan.

36. Fowler Architecture and Planning on behalf of Falcon Developments (SE) Limited and Savills suggest that the plan period should run to the end of the adopted plan period. Paragraph: 009 Reference ID: 41-009-20190509 states that neighbourhood plans "*can be developed before or at the same time as the local planning authority is producing its local plan*". The plan sets out clearly in Section 3 the context in which it is being prepared.

37. Fowler Architecture and Planning on behalf of Falcon Developments (SE) Limited also suggest that the SA (inc the SEA) has not fully appraised the effects of the Neighbourhood Plan as it states that the plan period will run to 2029. The Neighbourhood Plan timescale has been confirmed to 2036 and its assessments has been carried out as such. This was a typographical error which has now been corrected. Further comments in relation to the SA specifically has been taken into consideration by AECOM and an updated Final SA report will be published alongside the Submission Plan.

## **Summary**

38. The majority of the statutory consultee and landowner representations that have been received support the intention of the Plan. It is considered that only minor modifications will be necessary to improve the clarity and application of the policies of the plan. Once the proposed modifications from this report are made, and improvements to supporting evidence made, it is recommended that Neighbourhood Plan can proceed to submission without further consultation.

39. The Steering group should also complete their schedule of comments from the community and append this report and the response to the community comments to the Consultation Statement.

Consul tee	Refere nce	Comment	BNDP response
Didcot , Newbury & Southampton Railway Revival		Aims to rebuild railway where possible along original route. Short-term interested in short lengths as light or heritage railways. Current main concern is to protect route from development and request protection where it passes through parish to be included in NP. Para 2.3 and 5.2 refer.	DNSRR's ambition is acknowledged. The part N of Harts Lane will be designated Green Space. South of Harts Lane the old station is now in private hands. Beyond that a large stretch of the embankment to Old Burghclere is designated public footway and is a popular local amenity for which there are no plans to change.
Resident B1	Policy B2 vi	Development will spoil the approach to the village.	Policy B2 requires retention of mature trees and hedgerow, unless removal is essential and a landscape belt to the S & W boundaries.
B1	Policy B2 x	No satisfactory access points. No safe distance from junction.	Policy B2 requires vehicle access from Harts Lane in a location and of a type which reflects the rural setting to be agreed with the Highways Authority.
B1		Other potential sites do not have such an affect on existing houses.	All potential sites have houses adjacent to them or in close proximity.
Residents B1 & B3	Policy B2 viii	Former agricultural use has been abandoned and now developed into an area of natural regeneration and a haven for wildlife.	Policy B2 requires a biodiversity strategy be developed that delivers a 'net gain' in overall biodiversity value on site.
B1	Policy B2 v	The site is within an AONB. It does seem a great pity the Steering Group would even consider weakening the considerable protection that an AONB affords the locality.	The Steering Group has no wish to weaken the protection afforded by the AONB. Policy B2 requires the landscape strategy to have full regard for the Local Plan policy requirements, the location of the land within the NWD AONB and the setting of heritage assets.
B1		From the papers available it appears that this site has most probably been selected as a matter of convenience and with the encouragement of the owners, the Highclere Estate and family.	All sites have been selected based on criteria and assessment drawn up by the SG. Separately AECOM's Sustainability Assessment (SA) has tabulated its findings (see website).  Engagement with the Highclere Estate was initiated by the SG, who put forward Policy B2 and have invited the Estate to meet this.

Residents B1 & B5		There was previous opposition regarding 'enabling development' some years ago.	Enabling Development is a concept completely distinct from a Neighbourhood Plan.
Residents B1, B2 & B3	See Para 7.3	A petition was signed by 37 signatories, which has not been acknowledged in public. There is no reference to it in the plan.	The Steering Group Chair responded to the author of the petition on 22 Aug. It was received outside the formal consultation period but is included here for public record.
B1		Are NWD AONB aware that the Steering Group has the support of only some 28 residents?	NWD AONB is aware that the Steering Group has complied with its statutory consultation requirements in an open and transparent manner the outcome of which is in the public domain.
B1		We wonder whether it is sensible to promote Site A before the Falcon applications are decided. This must increase the possibility that the village will have both and a greater number of new houses than is necessary.	As explained at the Public Meeting on 18 Sep, the figures for Falcon would count towards the Neighbourhood Plan. The protection afforded by a neighbourhood plan means that it is prudent to move as swiftly as possible to the point where it carries greater weight. While there is a risk that the parish might be faced with more houses than is required that is part of the argument against Falcon, whose application the Parish Council continues to vigorously contest.
Resident B2	Policy B2 v	The development will damage the look and feel of the village and spoil the country environment.	Policy B2 requires the preparation of a landscape strategy. Policy B10 requires new development is sympathetic to the character and visual amenity of the local landscape.
B2	Policy B2 x	The village cannot sustain further growth. Traffic at peak school times is already very high. 15 further houses with the potential for 30 cars would be dangerous.	Policy B2 requires vehicle access from Harts Lane in a location and of a type which reflects the rural setting to be agreed with the Highways Authority.
B2		The school is at capacity, there is a very limited bus service and no other local amenities.	While noted, school capacities vary.
Resident B3	Policy SS5 Para 4.67	The proposed site would encroach into the AONB and extend the built-up area of the village beyond previously agreed boundaries.	There is no space within the existing Settlement Policy Boundary to meet B&DBC's target. Land has to be found that is adjacent - see Reference.  B&DBC intends to carry out a settlement policy boundary review in 2020.

B3	SA Report Appendix A, A1-Air Quality  Policy B2 vi	Pollution. The close proximity to the A34 means the site is bound to suffer from atmospheric and sound pollution. The prevailing winds are not favourable in this respect.	As of June 2018, there are no Air Quality Management Areas (AQMAs) within the Neighbourhood Plan area or within Basingstoke and Deane Borough, as highlighted in the 2018 Air Quality Annual Status Report. There are no recent or anticipated exceedances of national air quality objectives in the Neighbourhood Plan area.  Policy B2 requires a landscape belt to the southern and western boundary to attenuate background noise from the A34.
B3	Policy B2 x	Accessibility. Only access via a field gate adjacent to Beacon House, within confines of a 'blind bend'. This access would only be suitable for pedestrians. Making a fresh opening would remove vegetation cover. I would oppose a circular or similar scheme being promoted at this junction.	Policy B2 requires vehicle access from Harts Lane in a location and of a type which reflects the rural setting to be agreed with the Highways Authority.
B3	Policy B16	Traffic. There has been a considerable increase in traffic due to local development and the use of commuters rat-running from the A34T to Aldern Bridge to join the A339 to Basingstoke. Further development here will cause a further increase in volume.	Policy B16 requires that associated improvements to the highway network are in keeping with the character of the area.  From the A34T the quicker route to the A339 is via the B4640. The increase in traffic on the A339 is affecting the amount of traffic using the Aldern Bridge as a short cut as it is increasingly difficult to turn right at that junction.
Resident B4		Against development on Site A. A rural business hub would be disruptive given the entrance on a blind corner.	Policy B2 requires vehicle access from Harts Lane in a location and of a type which reflects the rural setting to be agreed with the Highways Authority.
Resident B5		Choosing Site A in the AONB would be used as justification for similar encroachments elsewhere.	B&DBC planning policies apply in all cases of development, which are considered on their own merits.  The loss of 5-year land supply by B&DBC means that for the time being applications can be made based on a 'presumption in favour of sustainable development'.

B5		Promoting Site A will do nothing to prevent Falcon Developments planning application next to the Church. Falcon Developments are likely to secure permission before the neighbourhood plan is approved. Can a reduction in the number of houses be negotiated with Falcon?	<p>As explained at the Public Meeting on 18 Sep, the two are distinct. Falcon's application will be considered by B&amp;DBC during Nov 19; the outcome is not yet known.</p> <p>Falcon are not the landowners. There cannot be a trade-off between the two sites since it would negate the justification for and arguments on which the neighbourhood plan is based and would be rejected by B&amp;DBC and the independent examiner.</p>
B5		Sustainability. Would sites be better if closer to the schools?	<p>This was considered as a criterion by the Steering Group but not adopted for the following reasons:</p> <ul style="list-style-type: none"> <li>- It is impossible to determine the demographic make-up in any new development.</li> <li>- It is difficult to determine the demand for local school places.</li> <li>- The decision as to whether children walk to school or not is based on many factors (age, parents' occupations, weather, seasonality, practicality etc).</li> <li>- All potential sites are within the statutory walking distance to schools (over 5 &amp; under 8 - 2 miles, over 8 &amp; under 16 - 3 miles).</li> </ul> <p>Only one potential site has an uninterrupted footpath to the Primary School. All other sites require walking along and/or crossing unlit roads. There is no street lighting in Burghclere as this has been considered inappropriate for a rural village.</p>
Resident B6		Community views. Were the consultations sufficient to ascertain the views of parishioners? Do all elements of the plan have community support as suggested?	The Steering Group has complied with its statutory consultation requirements in an open and transparent manner the outcome of which is in the public domain.
B6	Objective 1 and Policies B1, 2 & 3	Vision. Comments about growth need to be qualified so as not to give the impression that it is desirable except as a way to meet the set quota.	The neighbourhood plan aims to meet the quota with an additional quantum to offset likely increases in any future Local Plan.

B6	Inset Map	No map showing Site A. Consider it best of all sites identified.	Site A is shown on Policies Inset Map.
B6	Policy B4	Community Land Trust & affordable homes. Does this have to be in the plan?	This has been amended to Community Led Housing in Policy B4. Affordable homes is a target (40%) set by B&DBC for new developments (conditions apply)
B6		Rural Business Hub (RBH). Uncertain of the demand.	Surveys have been undertaken to establish demand and will be published in the evidence base for Regulation 16 consultation.
B6	Policy B5	Rural employment. Potential risk of losing the rural character of the parish.	This policy recognises the considerable number of small businesses, many running from home. The policy seeks to support small-scale business in the countryside (with the caveats stated), home working and other types of business that can be accommodated.
B6	Policy B6	Design & Landscape. Shouldn't the policy state that proposals for development will not be supported if designs do not meet certain criteria? This comment also applies to the initial wording of Policy B7-Landscape. The plan favours tall trees and hedges but these can be mutually exclusive. Not keen on hanging tiles, slate or decorative chimneys. Would support objection to tall fences along roadsides which are becoming more common.	Policies are designed to be permissive and carry restrictive guidance. New wording in relation to supporting applications with caveats regarding quality and design has been incorporated into Policy B7 for Regulation 16.
B6	Policy B11	Community Facilities. Would object strongly to any proposal to build on Pinder Trust land.	Your comment is noted.
B6	Policy B8	Important Views. Supported with suggestions for additional views.	Acknowledged. These will be considered by the SG against the criteria drawn up for Important Views.
B6	Policy B12	Tourism. Consider this policy too broad. Further development risks increasing car parking and traffic problems	This policy is deliberately broad and is aimed at recognising and appreciating the value tourism brings to local businesses, given Burghclere is not just a place to live but also to work.
B6	Para 6.4 (4)	Local Infrastructure Improvements. Is the Sports Club infrastructure? Could more be done to improve facilities on the Recreation Ground for all age groups; e.g. for teenagers or keep fit equipment for the elderly or other age groups?	Para 6.4 (4) has been amended to reflect this suggestion and is an action that the Parish Council can follow up under 'Other non-planning matters'.

Petition		A petition was drawn up and submitted to the Steering Group Chairman on 12 Aug 2019. The points raised were:	SG Chair responded to the author on 22 Aug 2019.
	Policy B2 vi	- It will spoil the approach to the village.	Policy B2 requires retention of mature trees and hedgerow, unless removal is essential and a landscape belt to the S & W boundaries.
	Policy B2 x	- There are no suitable access points.	This has yet to be assessed. Policy B2 requires vehicle access from Harts Lane in a location and of a type which reflects the rural setting to be agreed with the Highways Authority.
	Policy B2 v	- It is within the AONB and there are alternatives.	The Steering Group has no wish to weaken the protection afforded by the AONB. Policy B2 requires the landscape strategy to have full regard for the Local Plan policy requirements, the location of the land within the NWD AONB and the setting of heritage assets. Alternative sites have been considered.
		- Of the 53 questionnaires completed during December Drop In sessions, 28 supported Site A.	The significant majority of those who responded to the question in respect of sites 53% were in favour of Site A. The next largest figure was 15% for Site F (17%) also in the AONB.

*Minutes of an Extra-ordinary PUBLIC meeting of Burghclere Parish Council held on  
18th September 2019 at 7.30pm at the Portal Hall*

**Present:** Cllrs R Carrow (Chair), G Morton, R Butler, S Whiting, A Crowley, I Collins  
S Jones (Clerk), 117 members of the public.

**1. Open the meeting and introduction**

Purpose – the Parish Council will be providing a formal response to BDBC and needed the views of the residents. The meeting was vital to ensure all residents know that the Parish Council will represent their combined views.

Cllrs James and Canning were unable to attend and sent their apologies.

Cllr Carrow introduced himself and advised he was also Chair of the Neighbourhood Plan Steering Group. He explained that he would be impartial as Parish Chair but as Chair of the NP SG the SG's position had already been published in the parish magazine. He rang through health and safety matters then introduced the Parish Council. He added Falcon were unable to attend the meeting.

Cllr Carrow advised the purpose of the meeting was to provide a response to BDBC that reflected the views of the public. Borough Cllr Izett was unable to attend the meeting but would like to know the outcome and response from the gathering.

**2. Falcon Developments Proposal**

Cllr Carrow advised Falcon Developments were unable to attend the meeting, and in their absence he explained who they were, taking material from their website and presented a summary on their behalf, which drew on the proposals in the Design and Access Statement contained in the planning application. He added that he was not in a position to answer detailed questions on Falcon's behalf in respect of the planning application and advised parishioners to go to the LPA planning portal and Falcon's website for more information.

Comments needed to be back to BDBC by 28<sup>th</sup> September and so far, around 48 individual responses had been submitted.

**3. Discussion and Questions**

Cllr Carrow opened the floor to the residents for their questions:

- The first questions related to the developer and who it might be? Cllr Carrow said that in response to this question at Falcon's Open Meeting on 18 Jul he had been advised that engagement with Vivid had begun but he understood there was nothing definite at this stage.
- A number of questions expressed concern about the size of the development. Would there be more than 35 houses? Cllr Carrow noted that the SHELAA described the site as being suitable for up to 60 houses, and that Apple Environmental in the application to BDBC made reference to 50. He then explained the process by which additional houses might be added.

- Concerns were expressed about the effect of any development on landscape and views, as well as its proximity to the Grade 2 listed Church of Ascension.
- Several parishioners expressed worries about increased traffic through Harts Lane and on the state of roads, and how much construction traffic would be involved and for how long, and the disruption this would potentially cause.
- The poor state of the sewage in and around the village that had been a problem in the past and would be exacerbated by any new development was also highlighted by several people. Cllr Carrow acknowledged these and said steps had already been taken to engage with Thames Water, whose contribution to the proposed development appeared complacent.
- Schooling was also raised and impact on the school with the increased numbers of pupils that could result from the proposed development.

The Chair explained the differences between what the Neighbourhood Plan (NP) was trying to achieve with community support and how this development would potentially undermine its efforts; indeed even put at risk its support at referendum. He noted that at present the NP was at Regulation 14 stage and for B&DBC to take it into account (carry sufficient weight) it needed to progress to the culmination of Regulation 16 as quickly as possible. The consideration of the application by the planning officer was also considered and what options were open to the Development Control Committee.

The open Q&A session was closed by Cllr Carrow at 8.30 pm.

#### **4. Summary of key points raised**

Cllr Carrow summarised that the meeting had addressed the processes for both Falcon Developments and the Neighbourhood Plan; what might happen now the application that has gone in, and what next steps were under consideration.

#### **5. Vote by show of hands**

The residents were then asked to vote by show of hands for their agreement or disagreement to the proposal planning:

The results of the 117 people though the door were:

7 left before the vote took place

0 voted in favour

1 abstained from voting

109 voted against

Cllr Carrow thanked all parishioners for their attendance and contribution, which would be fully taken into account and reflected in the Parish Council's response to the outline planning application.

## 6. Consideration of the outcome by Cllrs, including consultant support

Cllr Carrow thanked Cllrs. It was generally agreed that the meeting was balanced and Falcon's view had been put across in spite of them not attending. Cllrs expressed surprise at the turnout and commented that it reflected the strength of feeling relating to this planning application. Cllrs also noted that there were 0 votes in support of the application, and 109 against.

As follow-up Cllr Carrow proposed that a letter be written to BDBC explaining the meeting took place and the outcome, issues raised and concerns of the residents. The points to emphasise were:

- Significant disruption to the landscape and views in a key setting for the village.
- Proximity of the development to the Grade II Church of the Ascension.
- Concern at the prospect of further development.
- Traffic both in terms of increase through the village and disruption/damage caused by lorries and construction vehicles throughout the village.
- School places would be affected with the small schools struggling with larger pupil numbers.
- Sewerage. This continues to be a problem within the village and development will only increase the problem. History has shown with previous developments that despite advises that the water issue would be resolved, this has not happened and the water and raw sewage leak into the road at present. A new development would only increase this issue.

Cllrs were asked whether they wished OH to support the submission. This was proposed by Cllr Whiting, seconded by Cllr Morton and agreed unanimously. Cllr Carrow undertook to pass this on as soon as possible.

There being no further business, the meeting closed at 9.00 pm.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

## Burghclere Parish Council

### Representation on Planning Application 19/02215/OUT

#### Land on the South and East side of Harts Lane, Burghclere Hampshire

*Outline planning application for the erection of up to 35 dwellings with access onto Harts Lane, open space, landscaping and accessible natural greenspace (with all matters reserved)*

#### Summary

The Parish Council **OBJECTS** to the planning application 19/02215/OUT on land on the South and East side of Harts Lane, Burghclere as the proposed scheme:

- I. does not deliver sustainable development as required by paragraph 9, 11 and 16 of the National Planning Policy Framework (NPPF);
- II. will have an adverse landscape impact and undermine important long views to the North Wessex Downs from within the settlement and views into the settlement contrary to NPPF paragraph 70, Local Plan policy EM1, the Burghclere Village Design Statement and Policies B1, B3, B6, B7 and B8 of the Pre Submission Plan;
- III. will cause harm to the historic character and distinctiveness of the Burghclere settlement contrary to NPPF paragraph 127, 185 and 192, Local Plan Policy EM10 and EM11, the Burghclere Village Design Statement and Policy B6 of the Pre Submission Plan;
- IV. is intended by the applicant to undermine the principles of neighbourhood plan making in Burghclere in the period to 2036 by being premature to the Burghclere Parish Neighbourhood Plan, which has reached an advanced stage in its preparation and which is empowering local people to shape their surroundings by setting out a positive vision for the future of their area, and so is contrary to NPPF paragraphs 15 and 28 to 30.

#### Introduction

This representation is submitted to Basingstoke and Deane Borough Council (BDBC) by Burghclere Parish Council in respect of the planning application (19/02215/OUT) submitted by Falcon Development (SE) Ltd for a proposed scheme of up to 35 dwellings on land to the South and East of Harts Lane, Burghclere.

The representation sets out in turn each of **four grounds** on which the Parish Council objects to the proposed scheme. When considered together, **the Parish Council believes they provide a robust justification for BDBC to refuse the application** in due course.

The objections are closely related and are bound together by the work undertaken, and evidence gathered by the Parish Council in preparing a Neighbourhood Plan (NP) for Burghclere Parish over the last 18 months. The Plan takes forward not only the ambitions of the local community to reflect the requirements of Policy SS5 of the adopted Basingstoke and Deane Local Plan but also anticipates any additional housing requirements that may emerge from the Local Plan Review in directing future housing growth in the village of Burghclere. In doing so, the Parish Council is enabling the BDBC to maintain the primacy of the plan-led system in decision taking.

The combination of its proposals in relation to housing allocation and the protection of Important Views are highlighted on the Policies Inset Map (see Plan A) and the Key Views Map (Plan B) respectively.

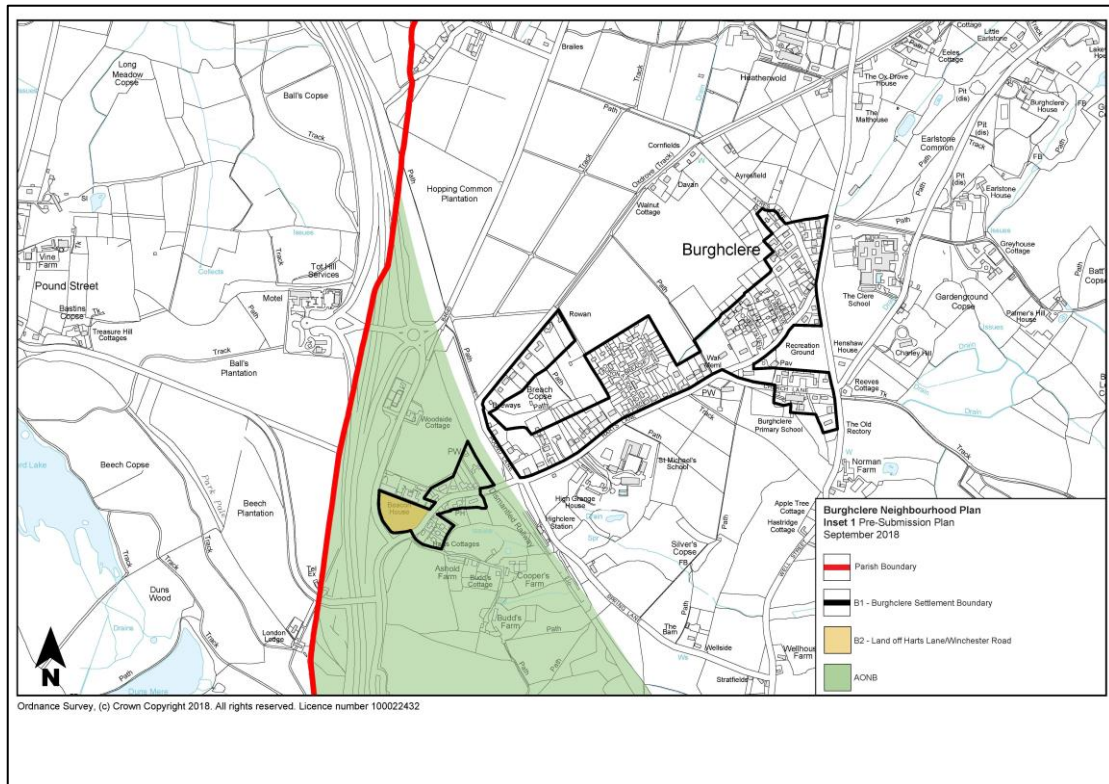
The draft (Pre Submission) Plan has now been published for public consultation, the outcome of which will be known by **29 October 2019**. The Parish Council has utilised independent professional support and has been in regular liaison with BDBC officers throughout the preparation of the Plan. It is therefore confident that the Plan meets the 'basic conditions' and will be successfully examined in due course.

The timing of the submission of the application for determination now is not coincidental. It is in the applicant's interests, given its perceptions of the relevance of the land supply position in the Borough, for the application to be determined prior to the Regulation 15 submission of the NP by the Parish Council on the **7 November 2019** (on which BDBC have been advised) to demonstrate to BDBC the local support for the Plan. The draft Plan has undergone a Sustainability Appraisal (incorporating Strategic Environmental Assessment), which has informed the Plan's findings to date. The PC considers the NP establishes a realistic 'Vision' and an 'appropriate strategy' for the Parish.

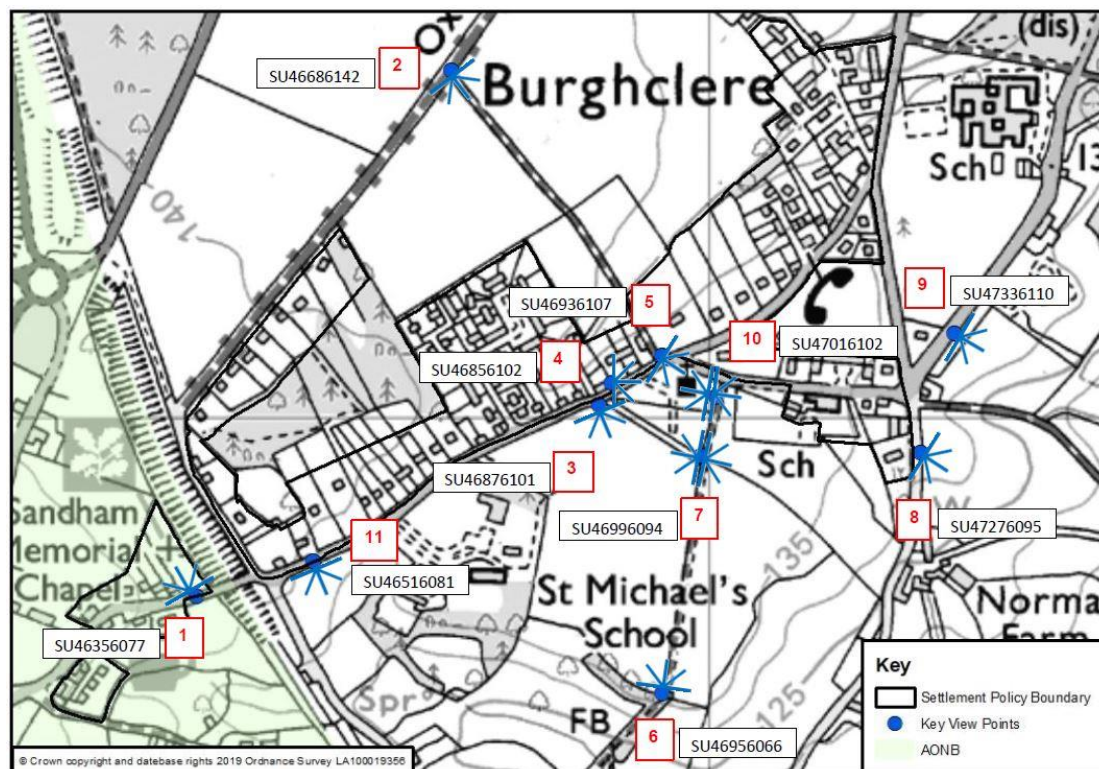
In which case, if despite the many obvious failings of the proposed scheme BDBC is unsure it can refuse the application, then the Parish Council strongly urges BDBC to defer its consideration of the application until the public consultation outcome is known and the Regulation 16 consultation completed in **December 2019**.

The Parish Council acknowledges that BDBC is keen to meet its requirements to determine such applications in the 13 week period and that a deferment may trigger an appeal on the grounds of non-determination. However, the motives of the applicant are obvious and BDBC should not be pressured into making the wrong or hasty decision, which could undermine support for neighbourhood plan making throughout the Borough. **We believe BDBC will not only have a significantly more robust position to defend a refusal but it will not be threatened with the award of costs.**

The Parish Council also gives notice that it will seek Secretary of State 'Call-In' should the application be approved.



Plan A: Burghclere Neighbourhood Plan Pre Submission Policy Inset Map



Plan B – Burghclere Neighbourhood Plan Pre Submission Policy 8 'Important Views' map

## Objection 1: Unsustainable Development

**The proposed scheme does not deliver sustainable development as required by paragraph 9, 11 and 16 of the National Planning Policy Framework.**

We accept that para. 11 of the NPPF is engaged, in the absence of an up-to-date development plan and where a five-year housing land supply may not be demonstrated. However, we do not believe that the applicant can demonstrate that the significant, adverse impacts of the proposed scheme are outweighed by its benefits.

The proposed scheme has to be considered in the context of other available and suitable sites for housing development in the village and of the only published and consulted upon housing supply target number for Burghclere contained in Policy SS5. Otherwise, there is no theoretical end to where development may be located beyond the Parish's boundary and the planned system will be impossible to operate.

The Pre Submission Burghclere Neighbourhood Plan has identified 9 housing allocation sites to fulfil the requirements of Policy SS5 each of which were assessed in the Draft Sustainability Appraisal (SA). In addition, community opinion was sought on the acceptability of each site at a consultation event in December 2018 and the application site was one of the least favoured of all 9.

In relation to the SA, of all the sites assessed through the SA process, the application site (Site B on Table A below) was considered to have the largest number of 'likely adverse effects'; two of which relate to the adverse effects on the landscape and historic environment on which **the Borough Council's own Landscape and Conservation teams have raised objections** on similar grounds.

Table 4.10: Summary of SA site appraisal findings

Site	Biodiversity	Climate change	Landscape	Historic Environment	Land, soil and water resources	Population and Community	Transport
Site A	Yellow	Blue	Blue	Blue	Blue	Green	Blue
Site B	Blue	Red	Red	Red	Blue	Green	Blue
Site C	Yellow	Blue	Red	Red	Blue	Green	Blue
Site D	Blue	Blue	Yellow	Blue	Blue	Green	Blue
Site E	Blue	Blue	Blue	Yellow	Blue	Green	Blue
Site F	Blue	Blue	Blue	Yellow	Red	Green	Blue
Site G	Yellow	Blue	Yellow	Red	Green	Green	Blue
Site H	Yellow	Blue	Yellow	Yellow	Red	Green	Blue
Site I	Yellow	Blue	Red	Yellow	Red	Green	Blue
<b>Key</b>							
Likely adverse effect (without mitigation measures)				Red	Likely positive effect		Green
Neutral/no effect				Yellow	Uncertain effects		Blue

Table A: Draft Sustainability Appraisal of available sites (Source: Table 4.10 BPNP Draft Sustainability Appraisal, AECOM, September 2019)

The allocation of Site A has not happened by accident. It is the direct result of the plan being prepared to reflect the evidence base and to deliver a sustainable outcome for planned development over the coming years. The allocation in the Pre Submission Plan is made with confidence that the key principles are generally acceptable to the landowner.

The Parish Council has no interest in preventing development in the Parish per se. The development plan and housing land supply matters are out of its control. But, it has taken the responsibility enabled by the Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (as amended) to positively plan its future. In doing so, it will deliver a sustainable pattern of development that wins strong local community support and makes more than its contribution to the meeting borough-wide housing supply targets.

As the proposed scheme will increase the number of homes in Burghclere by over 15% the Parish Council considers the application is of major significance to the whole Parish, not just those living within close proximity to the application site.

The applicant's Statement of Community Involvement sets out the limited engagement activity undertaken in support of the application.

The attempts at engagement pale into insignificance compared to the work undertaken by the Parish Council in engaging local people in the future planning of Burghclere. We have engaged with all the main community groups and other organisations in the Parish and with local people at a wide range of events, workshops and exhibitions. At a public meeting held at the Portal Hall on the 18 September 2019, of 117 parishioners who attended the meeting, 109 people voted against the application, one abstained and 7 had left before the vote was called.

The Pre Submission Neighbourhood Plan has been published for a statutory six week consultation period in line with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. During this period, the Parish Council will make available explanatory information highlighting all the key proposals of the Plan for household and businesses in Burghclere and other small settlements in the Parish. The Parish Council also organised a launch event and drop-in session on the 15 September to enable residents to discuss the Neighbourhood Plan with Parish Councillors and members of the Steering Group.

Given the quality and scope of the previous engagement work, the Parish Council are confident there will be widespread community support for its proposals, in contrast to the many objections already submitted by local people to the application.

In our view, this is precisely the outcome the Government intended in promoting neighbourhood planning.

## Objection 2: Landscape Sensitivity

**The proposed scheme will have an adverse landscape impact and undermine important long views to the North Wessex Downs from within the settlement, and views into the settlement contrary to NPPF paragraph 70, Local Plan policy EM1, the Burghclere Village Design Statement and Policies B1, B3, B6, B7 and B8 of the Pre Submission Plan.**

The Parish Council notes the NPPF (para. 170) expectation that the planning system should “contribute to and enhance the natural and local environment ... by recognising the intrinsic character and beauty of the countryside”.

The application site lies in the most sensitive landscape that surrounds the south of the village. In defining the Burghclere Settlement Boundary in Policy 1 of the Neighbourhood Plan, the Parish Council accepted that there is insufficient suitable land within the existing built up area of the Parish to allocate land for housing. It therefore had to define the BSB to allow for the necessary but most suitable encroachment of development into the surrounding countryside.

In doing so, it sought to differentiate between the relative sensitivity of the landscape character areas around the Parish and the important long views that are available from public vantage points to the south of Harts Lane towards the North Wessex Downs. The application LVIA describes Viewpoint No 4 and Viewpoint No 6 as short distance views; this could not be further from the reality. The BPNP Key Views Report describing the long distance views from viewpoint 3 (see Plan B) as ‘remarkable’ and viewpoint 7 as an unobstructed view to the North Wessex Downs AONB beyond. The Report serves to demonstrate the intrinsic landscape attributes (especially its openness) and also serves to define the landscape character of the village in its setting from the south.

The BDBC Landscape team concur with this assessment, referring in their **objection** to the development “*obscuring some of the wider views of the countryside whilst also being a significant element in panoramas*” and the development would have a “*significant and adverse impact on the landscape character and visual amenity of the site and its local area*”, which reflects the assessment in the draft SA. The Parish Council would however go further to suggest that the development would create irreversible harm to the setting of the village and the views from it.

The Parish Council note that the Inspector of the Sherfield on Lodden Appeal dated 20 September 2019 (APP/H1705/W/19/3226286) applied full weight to policy EM1 (paragraph 13) in applying the ‘tilted balance’.

### Objection 3: Design and Heritage significance

**Will cause harm to the historic character and distinctiveness of the Burghclere settlement contrary to NPPF paragraph 127, 185 and 192, Local Plan Policy EM10 and EM11, the Burghclere Village Design Statement and Policy B6 of the Pre Submission Plan.**

The Parish Council notes:

The NPPF (para 127) expectation that the planning decisions should ensure that developments “are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...”.

It also notes (para 185/192) “the desirability of new development making a positive contribution to local character and distinctiveness...” and (policy EM10) “...Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs **and community documents** that identify the local character and distinctiveness of an area, which is valued by local communities whilst allowing for innovation where appropriate”.

The applicants Planning Statement references (page 7) the Burghclere Village Design Statement (VDS - a community document) as relevant to the proposed application. The applicants Design and Access Statement (section 5), which quotes vast swathes of the Village Design Statement and offers images of some potential design cues from around the village, fails to demonstrate (notwithstanding this is an outline application) how local character and distinctiveness will be translated into what appears from the basis of the layout to signal a suburban scheme but in immediate proximity to the historic core of the village including the Grade II Portal Hall and within the setting of the Grade II Church of the Ascension.

The Parish Council agree with the **objection** by BDBC Conservation Team, which states that:

“as the application is in outline form, there is very limited precise information available about the actual proposals, other than an illustrative site plan. As this plan demonstrates how the principle of constructing 35 dwellings in this location could be achieved, it is material to the consideration of the application”.

As a material consideration, the layout appears to illustrate the risk of the ‘suburbanising effect’ of the proposal in this sensitive location and the consequential impact of such a proposal on the character and appearance of the village core, which could not be undone should this outline application be approved - particularly as the proposal encroaches into the open countryside. As such the Parish Council is of the firm belief that the proposal fails to address policy EM10 and EM11, and Policy B6 and should be **refused** on these grounds alone.

The Parish Council notes that the Inspector of the Sheriff on Lodden Appeal dated 20 September 2019 (APP/H1705/W/19/3226286) applied full weight to policies EM10 and EM11 (paragraph 13 and paragraph 15) in applying the 'tilted balance'.

#### **Objection 4: A Premature Proposal**

**The proposed scheme will undermine the principles of neighbourhood plan-making in Burghclere in the period to 2036 as set out in NPPF paragraphs 28 to 30 and is premature to the Burghclere Parish Neighbourhood Plan, which has reached an advanced stage in its preparation and which is empowering local people to shape their surroundings by setting out a positive vision for the future of their area as required by para 15 of the NPPF.**

The Parish Council published the Pre Submission Burghclere Neighbourhood Plan, covering the whole of the Burghclere parish including the application site, on **17 September 2019**. The Neighbourhood Plan period covers the period of the Basingstoke and Deane Local Plan i.e. 2011 – 2029 and anticipates the Local Plan Review period currently estimated as 2036.

Its Vision for Burghclere in 2036 includes the following:

*“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...”*

and its Foreword states:

*“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 NP contains a series of policies that are of direct relevance to the proposed scheme:

- Policy B1 – establishing a Burghclere Settlement Boundary (BSB) within which future housing site allocations will be made.
- Policy B2 – allocating a site (See Plan A) within the BSB for a mixed use scheme to exceed the supply total in Policy SS5.
- Policy B3 – establishing key principles to apply to future housing growth to maintain an adequate supply of land for housing in the village should the new Local Plan require it, or the policies relating to the supply of housing are deemed out of date.
- Policy B6 – establishing design principles to sustain and enhance the character and distinctiveness of the village.
- Policy B7 – acknowledging the setting of the village in the landscape and the need for new development to be sympathetic to the character and the visual amenity of the local landscape and to avoid any significant effects on Important Views, including the long views from the village towards the North Wessex Downs scarp, and the setting of the village in the wider landscape.
- Policy B8 – identification of Important Views.

The Neighbourhood Plan does not propose to allocate housing development on any of the land in the application site as the site does not fall within the proposed BSB, nor does it have community support. It does not accord with Policy 1 and is not required to meet the proposed housing supply target of Policy SS5. For a small village on any measure, the development proposal is substantial, and will increase the number of dwellings in the village by about 15% and exceed the LP target of 5 dwellings by about 600%.

The Neighbourhood Plan is now available for public consultation for a statutory six week period until **29 October 2019**. It is anticipated the Neighbourhood Plan will win significant local support. BDBC have already made informal comments on a draft of the Pre Submission version and raised no issues of 'general conformity' with the NPPF, nor the development plan.

This will enable the Parish Council to send the Submission Burghclere Neighbourhood Plan to BDBC on the **7 November 2019** for the Regulation 16 consultation to take place and for examination in January/February 2020. In which case, should BDBC decide to refuse this application, the Neighbourhood Plan will have reached the stage at which it becomes a material consideration before an appeal inquiry is held, should one be sought by the applicant.

We are at variance with BDBC policy officers' contention that our Neighbourhood Plan carries no material weight in its consideration of the application and could not therefore be used as a reason for refusal. Their concerns stem from a very literal interpretation of paragraphs 47 to 50 of the NPPF and of Planning Practice Guidance (Paragraph: 008 Reference ID: 41-008-20190509).

NPPF para 49 establishes the limited circumstances in which a planning application may be considered premature:

*“49. However in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:*

*(a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and*

*(b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.”*

With respect to (a) and as stated previously, the development proposal is **substantial**, equating to an about 600% increase in the housing requirement currently required by policy SS5 and increasing the number of houses in the village by about 15%.

Regarding (b); the NP will soon progress to 'an advanced stage'.

There are numerous planning appeals and Secretary of State 'call-ins', which apply flexibility to the application of 'weight' to an emerging NP having regard to paragraphs 47 – 50 of the NPPF (or its predecessor policies). The Parish Council therefore **disagrees** with the apparent rigid application of these paragraphs by BDBC in its response to the application; which in any case, fails to make any objective assessment of the impact on the proposal with regard to NPPF paragraph 49 and particularly 49(a).

There can be no doubt that the scale of the application is significant in terms of the current size of Burghclere village. It is self-evident that to grant permission would be contrary to the provisions of the emerging neighbourhood plan and will profoundly undermine its vision, objectives, policies and proposals by predetermining decisions about the scale and location of new development that are central to the NP.

It should not be overlooked that the current situation has come about through no fault of the Parish Council, nor the members of the Burghclere community who have freely given considerable time and effort over the preceding 18 months to deliver a plan entirely in accordance with the NPPF and the development plan.

The Parish Council would go further however and suggest that approval has the potential to undermine the credibility of neighbourhood plan-making across the Borough as whole at a point in time when the new NPPF has advanced the significance of neighbourhood planning.

This will undoubtedly be the case for our emerging Plan, the logic, deliverability and credibility of which is highly unlikely to survive the granting of planning consent for the proposed scheme. It places at very severe risk the buy-in by the community to the neighbourhood plan, undermining at a stroke the Government's aim of greater local accountability.

We believe the published Pre Submission Plan now carries some 'weight', i.e. it has become specific, and either during or very shortly after the determination of the application, the Plan will have reached a second stage, i.e. it has gone through a fairly substantial level of public consultation whereby it will become something of real materiality.

**We believe it is the applicant's expressed intent to avoid its proposed scheme being scrutinised in the light of the Neighbourhood Plan.** Its Planning Statement (para. 5.4) and Statement of Community Involvement barely acknowledges the existence of the Neighbourhood Plan, despite a number of meetings having been held with the applicant.

Similar tactics have been deployed elsewhere in these circumstances and the Appendix to this representation references a number of these to assist BDBC should it be minded to refuse the application.

**Should BDBC be so minded to refuse the application, then the Parish Council recommends inclusion of the following 'Informative' on the Decision Statement:**

*"The proposed development is not on a site identified in the emerging Burghclere Parish Neighbourhood Plan to meet the growth requirements for this settlement in policy SS5. Whilst at the date of this decision the neighbourhood plan is not so advanced through its process that permission could be withheld on this basis, the position is likely to change by the time a decision is reached on any appeal against the decision. Assuming that this position on site allocation does not change, at the stage at which the Burghclere Parish Neighbourhood Plan has completed the Local Authority publicity period, the impact of the development in undermining the plan making process by predetermining decisions about the scale, location or phasing of new development would make the proposal contrary to paragraphs 49 and 50 of the NPPF".*

This approach has been used successfully by other local planning authorities in identical circumstances.

## **APPENDIX - Neighbourhood Planning 'Prematurity' case studies**

### **Herstmonceux NP**

Wealden District Council in East Sussex refused an application (Ref: WD/2013/0053/MAJ) for a 30 dwelling scheme in the large village of Herstmonceux (representing a similar scale of increase in the number of dwellings in the settlement as with this application). At the time of the refusal decision (April 2013) Herstmonceux Parish Council was in the early stages of preparing its Pre Submission Neighbourhood Plan, the neighbourhood area having been designated by the District Council some weeks before. The following reason was the second of seven reasons for refusal:

*"To permit a development of 30 dwellings ... outside of the development boundary in open countryside would risk prejudicing the preparation of the Neighbourhood Plan by pre-determining decisions about the scale, location and phasing of new development within the Herstmonceux area and is therefore contrary to ... national planning advice in the National Planning Policy Framework 2012 specifically paragraphs 183, 184 and 185 and the Localism Act 2011."*

### **Seddlescombe NP**

In MARCH 2015, the Secretary of State agreed with his inspector about the prematurity of granting permission for 18 houses in SEDLESCOMBE, East Sussex on the basis that to do so would:

*"undermine the neighbourhood planning process by pre-determining decisions about the location of housing development that are central to an emerging plan". (APP/U1430/A/14/2219706)*

### **RENDLESHAM NP**

In FEBRUARY 2015, the secretary of state upheld a recommendation by an inspector to refuse an appeal by Walnut Tree Properties against Suffolk Coastal District Council because of its failure to make a decision within the prescribed period on an application to demolish a former sports centre and theatre buildings and build 49 houses across the sites in RENDLESHAM. (APP C/12/2408). He also agreed with the inspector on the issue of prematurity. The inspector's report said:

*"The proposal would significantly undermine the objectives and strategy of the emerging RNP [Rendlesham Neighbourhood Plan] and in particular policy RNPP1."*

Given this, there is sufficient evidence to conclude that the proposal would be so substantial in terms of its implications for the emerging RNP that it would significantly undermine the plan-making process by predetermining decisions on the type and location of development within the District Centre of Rendlesham, which is central to its aims, objectives and strategy". (Paragraphs 120 & 121).

Consequently, the inspector concluded in paragraph 122 that:

*“the proposal [ie. the planning application] is premature to the emerging RNP and the proposed development runs contrary to paragraph 69 and 70 of the Framework and Policies SP1 and SP27 of the CS and DM Policies. These matters attract significant weight against the proposal”.*

We see no reason, in the light of these appeals and 'SoS' interventions why BDBC should fear using a similar reason for refusal, alongside other valid reasons as already proposed in our representation.

### **Bartestree with Lugwardine Neighbourhood Plan**

In OCTOBER 2016 the secretary of state agreed with an inspector's recommendation to dismiss an appeal by Gladman Developments against Herefordshire Council's refusal to grant permission for 100 houses on land at Longworth Lane, Bartestree. (APP/W1850/W/15/3051153, ref. 143771).

The decision rested mainly on the emerging Bartestree with Lugwardine Neighbourhood Plan and environmental arguments which, together, outweighed the fact that the principal authority could only demonstrate a housing land supply of 3.63 years.

The examiner's report on the neighbourhood plan, which excluded the appeal site, became available after the appeal hearing and was admitted as evidence, prompting the following:

*“The secretary of state gives further significant weight to the conflict with the emerging BLNDP [Bartestree with Lugwardine Neighbourhood Development Plan] which is at an advanced stage”.* (Paragraph 42).

However, this case is also interesting because it would appear that the social role of sustainable development was a factor in the decision-making with weight given to the ability of a community to shape their area through neighbourhood planning. The decision letter from the communities secretary said:

*“The secretary of state has also had regard to the fact that the appeal scheme would run counter to the expressed wishes of the local community as set out in the emerging BLNDP (IR462) and would be at odds with one of the Framework's core principles that planning should be genuinely plan-led, empowering local people to shape their surroundings (IR463) ... he concurs with the inspector's overall conclusions that the social benefits would not outweigh the disbenefits and therefore the proposed development would fail to satisfy the social role of sustainable development”.* (Paragraph 35 NPPF 2012 now NPPF 2019 paragraph 15).