



# Kingsclere Neighbourhood Development Plan 2011 – 2029

October 2018

## FOREWORD

The Kingsclere Neighbourhood Development Plan has been developed over a period of five years by a group of volunteers from both the community and The Parish Council. This is the first time the village has had the opportunity to shape its own future and to protect itself from uncontrolled and inappropriate development.

The beautiful village of Kingsclere, set in the stunning landscape of the North Wessex Downs Area of Outstanding Natural Beauty, is rich in history, whilst also possessing a vibrant and strong community. The Kingsclere Neighbourhood Development Plan sets out how the assets and strengths of the village can best be protected for both present and future generations, yet at the same time, accepting the need for at least 50 houses to be built within the village. Within this document, you will find the chosen locations for the three development sites and projects and policies which relate to the style and type of housing development envisaged. There are also policies for the protection of the natural environment and issues such as traffic and car parking, and community facilities.

Many thanks to all who contributed to the preparation of the Kingsclere Neighbourhood Development Plan. Particular thanks to all residents who completed questionnaires, attended public meetings, visited our stands at village events or responded to the two formal public consultations. Your views have been a great help in shaping the plan as we worked towards acceptable and workable solutions. We would also like to thank the many members of our community who have stepped forward to work on the Plan, and the many outside consultants who have contributed their valuable professional expertise.

We commend the Plan to you.

Cllr. Sue Adams

Chair of Kingsclere Neighbourhood  
Planning Group

Cllr. John Sawyer

Chairman Kingsclere Parish Council



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## GLOSSARY

|                    |  |
|--------------------|--|
| AECOM              | AECOM Infrastructure & Environment Ltd. The consultants commissioned to produce the SEA and the initial site evaluation report in 2014.  |
| Affordable housing | Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market as defined in the National Planning Policy Framework (NPPF). Affordable rented housing is let by local authorities or private registered providers of social housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent.   |
| AAP                | Area of Archaeological Potential. An area of post-medieval development where evidence may be found of village expansion. Used in the planning process to alert planning officers to possible archaeological disturbance.   |
| AHAP               | Area of High Archaeological Potential. An area where it is likely that archaeological remains will be found. Used in the planning process to alert planning officers to possible archaeological disturbance.   |
| AHBR               | Hampshire Archaeology and Historic Buildings Record  |
| ALP                | Adopted Local Development Plan of Basingstoke & Deane Borough Council  |
| AONB               | Area of Outstanding Natural Beauty. Areas which have statutory protection in order to conserve and enhance the natural beauty of the landscape.  |
| BAP                | Biodiversity Action Plan. Action plans for preserving and enhancing priority habitats and species.   |
| B&DBC              | Basingstoke and Deane Borough Council  |
| CIL                | Community Infrastructure Levy. The CIL Regulations 2010 enable local authorities to raise funding for infrastructure by levying a charge on new developments within their area. Parish and Town Councils which have an adopted Neighbourhood Development Plan are entitled to 25% CIL money. Non NDP Parish/Town Councils receive 15%.   |
| DEFRA              | Department for Environment, Food and Rural Affairs. National Government Department.  |
| HCC                | Hampshire County Council   |
| HGV                | Heavy Goods Vehicle.   |
| HRA                | Habitats Regulations Assessments. A general term used to describe the process needed to make assessments on sites under the Conservation of Habitats and Species Regulations 2010.   |
| IRZ                | Impact Risk Zone. A Geographic Information System tool developed by Natural England to make a rapid initial assessment of the potential risks posed by development proposals to Sites of Special Scientific Interest (SSSIs) and other designations. They define zones around each site which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. |
| KNPG               | Kingsclere Neighbourhood Planning Group  |
| KPC                | Kingsclere Parish Council  |

|                  |   |
|------------------|---|
| LDP              | Local Development Plan  |
| LPA              | Local Planning Authority. The local authority that is empowered by law to exercise statutory town planning functions.   |
| NDP              | Neighbourhood Development Plan  |
| NNR              | National Nature Reserve. Protects important habitats, species and geology, and provides opportunities for research and the public to learn more about nature conservation   |
| NERC Act         | Natural Environment and Rural Communities Act 2006  |
| NPPF             | National Planning Policy Framework. The framework which sets out the government's national planning policies and how they should be applied.  |
| Option Agreement | An agreement made between a landowner and a potential purchaser of their property/land. Both parties enter into an agreement, in return for a non-refundable sum of money, the potential purchaser of the land has a legally binding option to buy at a certain date or within an agreed timeframe, or after completion of a certain event (for example after obtaining planning permission). |
| RIGS             | Regionally Important Geological Sites. Locally designated sites of local, national and regional importance for geodiversity.  |
| SAC              | Special Area of Conservation. Defined in the EU Habitats Directive which protect habitats and species which are considered to be of European interest   |
| SEA              | Strategic Environmental Assessment. A procedure set out in the SEA Regulations which require environmental assessments of certain plans &/or programs.  |
| SHLAA            | Strategic Housing Land Availability Assessment. A document prepared by LPAs which identifies sites with the potential for housing. It is an important evidence source to inform decision making on future allocations for housing development.  |
| SINC             | Sites of Importance for Nature Conservation. Sites in addition to statutorily designated sites which are considered important for nature conservation.  |
| SPB              | Settlement Policy Boundary  |
| SSSI             | Sites of Special Scientific Interest. Sites designated under the Wildlife and Countryside Act 1981 as having some of the country's best wildlife and geology.   |
| URS              | Consultancy now renamed AECOM.  |



## EXECUTIVE SUMMARY

This document is the Neighbourhood Development Plan (NDP) for the Parish of Kingsclere which is located within the boundary of Basingstoke and Deane Borough Council (B&DBC).

The NDP is a new type of planning document. Once 'made', NDP's become part of the Development Plan that also includes the Adopted Local Development Plan (ALP) of B&DBC. It must be in accordance with the ALP and with the Government's National Policy Planning Framework (NPPF). This NDP has been revised taking account of representations submitted following the Regulation 15 consultation and the independent examiner's report.

Following the six week consultation period which took place from 29 January to 13 March 2018, the Borough Council appointed an independent examiner, Ms Janet Cheesley BA(Hons) DipTP MRTPI, to consider the NDP and any representations made during the consultation. The independent examiner's responsibility is limited to considering whether the NDP meets the basic conditions.

The independent examiner published her report on 15 May 2018. In her report she recommended that the Kingsclere Neighbourhood Development Plan 2011 – 2029, as modified by her recommendations, should proceed to referendum. All people on the electoral register who live in the parish of Kingsclere will be entitled to vote in the referendum. If more than 50 per cent of those who vote in the referendum are in favour of the NDP, B&DBC can confirm that it is 'made', i.e. to be part of the statutory Development Plan. That means that decisions on planning applications will be made in accordance with the statutory Development Plan, unless there are other material considerations that indicate otherwise. In decisions, it will have the same status as the B&DBC ALP. So, this plan will shape the evolution of Kingsclere village and the surrounding area until the year 2029 (or until such a time a review is triggered if this is earlier).

The plan has been prepared by the Kingsclere Neighbourhood Planning Group (KNPG), which is made up of a mix of Parish Councillors and residents, all who have given their time voluntarily.

The Parish Council decided to work on a NDP because the then emerging Local Plan required Kingsclere to provide a site(s) for at least 50 new homes. Over five years, residents have attended a series of events and taken part in two village questionnaires and four public meetings. This has provided the KNPG with some strong opinions on sites for development, as well as other issues of concern in the village. The KNPG has undertaken considerable research, evidence gathering and discussions with landowners, developers and other bodies, resulting in the policies presented in this Plan.

The objectives of the Plan are as follows:

- a) The provision of housing, with particular regard to low cost housing within the parish boundary;
- b) The identification of potential sites for development in accordance with the Borough's Local Development Plan, taking account of the historical integrity of the village;
- c) The implications for local road use and parking, in the light of any new developments;
- d) The protection of existing facilities, continued provision and addition of a variety of sport and leisure facilities, particularly for children and young people, where need has been identified; and
- e) All activity will take cognisance of existing relevant work on, for example, the protection of the natural environment, reduction of all forms of pollution, maintenance of footpaths, improving water flow and recycling provision.

**Section 1** gives more detail of the background of the plan, its purpose, and future monitoring and review, whilst

**Section 2** details the development of the plan to date including engagement with the local community.

**Section 3** provides a detailed background to the parish of Kingsclere including landscape; heritage; biodiversity; transport; population; housing; facilities; schools and businesses.

**Section 4** outlines the vision and objectives and how they link into plan policies.

**Section 5 focuses on plan policies.** The Plan sets out 17 policies which together ensure that new development will be sustainable and in accordance with the objectives above.

Policies K1 and K2 focus on the **type of new housing development** – non-allocated residential small sites within the settlement policy boundary, mix of housing and affordable housing.

Policy K3 addresses **housing for older people** whilst policies K4 and K5 address **design issues** i.e. good quality design and external lighting.

Policies K6 and K7 deal with Kingsclere's **local character**; the provision and **protection of trees; ensuring the use of native plants within development sites.** Support for **community infrastructure** is covered in policy K8 whilst issues surrounding **infrastructure** are contained in policies K9 to K11. These include policies on use of the Community Infrastructure Levy; the provision of high speed broadband connectivity; design of local shops, pubs, and businesses and; the re-use and conversion of agricultural and other rural buildings for business purposes.

Policies K12 and K13 cover **pedestrian walkways and parking** for new developments. During consultation exercises, many comments were received concerning traffic and parking issues, but these cannot be addressed as policies within the Plan unless directly linked to new developments. The KNPG acknowledge that these issues are a major concern to residents and have drafted **Project 1 Traffic and Transport Management** instructing the Parish Council to press for improvements in these areas with B&DBC and Hampshire County Council.

Policies K14 to K16 cover Kingsclere's **green spaces** including local green space designations; green spaces within new developments and; allotments. Following consultation with residents and at Parish Council meetings, KPC wish to improve the open green spaces within the village. Projects 2 and 3 cover improvements to the Holding Field, the Malthouse Open Space and the provision of a Community Orchard. Policy K17 concerns the preservation of Kingsclere's **heritage assets.** Project 3 seeks to ensure the continued involvement of the Parish Council with the Conservation Area Appraisal and Management Plan.

**Section 6** deals with **Site Allocations.** This section should be read in conjunction with the **Site Assessment Report which is provided on the Kingsclere Neighbourhood Plan web page:** <http://www.kingsclere-np.org.uk>

**Policies KHA1 to KHA3 propose that land between Fawconer Road, Coppice Road and Stokins Road and the A339 are allocated as sites for residential development.** Policy KHA4 extends the settlement policy boundary to accommodate these developments.

The KNPG started the site selection process with 31 sites and during the development of the Plan some sites were removed and other new ones proposed. All sites were subjected to a preliminary "constraints appraisal" involving visiting all sites in question. This was undertaken by the KNPG, resulting in the elimination of sites which were deemed unsuitable (access issues, too small, land not available etc.)

Ten sites where no appreciable issues were identified or where constraints were likely to be resolvable were considered suitable for further appraisal. As a result of further investigation, four of these sites were omitted and another two added. URS (now AECOM) were appointed as specialist consultants to the KNPG, following a competitive tender exercise to conduct a desktop site appraisal exercise on the remaining eight sites. Their report was published in

October 2014 and was presented to residents at a public meeting in November 2014. Residents at that meeting were not content with the three proposed sites, particularly land at Gaily Mill and land behind Poveys Mead and instructed the group to look for additional sites.

Along with comments contained in questionnaire responses, residents also expressed a preference for smaller sites, rather than one large site. Three further sites were identified, but only one, land at Porch Farm, was potentially suitable. An additional site, land along Basingstoke Road at Yew Tree Farm was also offered, but later withdrawn.

During Summer 2015, the KNPG undertook a second site evaluation based on the evidence assembled at that time. A wide range of criteria were identified by the group that needed to be considered in site selection. These were based on standard planning criteria as well as criteria that had been identified as important to Kingsclere from earlier consultation exercises i.e. views from the AONB.

A high level summary of the process and appraisals for the remaining seven sites was presented and discussed at the Public Meeting held in October 2015. The highest scoring sites were Porch Farm and the three sites along the A339, land behind Fawconer Road, Coppice Road and Strokins Road.

Following more detailed discussion with landowners and their representatives and further evidence gathering, the KNPG produced a revised Scoring Criteria Matrix which provides greater objectivity to the assessment. A series of empirical measures were defined and an objective assessment was undertaken. This final assessment ranked the sites and the first three sites in the ranking allow for the development of 52 houses.

Throughout the whole process there has never been a site or sites that 'ticks all the boxes'. All sites have some constraints. There are inevitably issues and concerns about new housing sites and these have been identified as part of the site assessment process. However, the KNPG consider there are adequate, suitable mitigating measures to overcome any significant issues.

To inform and influence the development of the Plan, a Strategic Environmental Assessment has been carried out by AECOM as required by B&DBC.

The Pre-Submission Plan (Regulation 14) along with the Site Selection Report and SEA, were published for consultation between 9th January to 20th February 2017. A total of 37 responses were received from statutory bodies and local residents.

The revised NDP took account of comments received and was published by the LPA for a six week consultation in January 2018 along with supporting documents: the revised Site Selection Report, the revised SEA, the Consultation Statement and the Basic Conditions Statement.



## **1. INTRODUCTION AND BACKGROUND**

### **1.1. Basic Conditions of the Neighbourhood Development Plan**

1.1.1. The Basic Conditions of Neighbourhood Development Planning are set out in Schedule 4b to the Town & Country Planning Act, 1990. There are five Basic Conditions relevant to a Neighbourhood Development Plan and these are:

- a) The Plan must comply with the National Planning Policy Framework March 2012 and Guidance from the Secretary of State;
- b) The Plan must contribute to the achievement of sustainable development;
- c) The Plan must be in general conformity with the strategic policies contained in the development plan for the local planning authority, in this case Basingstoke & Deane Borough Council;
- d) The Plan does not breach and is otherwise compatible with human rights requirements and EU regulations which may or may not include a Strategic Environmental Assessment and a Habitats Regulation Assessment; and
- e) Prescribed conditions are met in relation to the Plan and prescribed matters have been complied within the proposal for the Neighbourhood Development Plan. Kingsclere Parish Council confirms that there are no prescribed matters in relation to the Plan.

1.1.2. The Kingsclere Neighbourhood Development Plan (NDP) was prepared in accordance with the Neighbourhood Development Planning Regulations (General) 2012 and Schedule 4b to the Town & Country Planning Act, 1990. This document is a NDP as defined in the Localism Act 2011.

1.1.3. A Basic Conditions Statement has been prepared to accompany this Plan.

### **1.2. Purpose**

1.2.1 The purpose of the Kingsclere NDP is as follows:

The production of a Plan to be compliant with the statutory regulations, with particular regard to the Basingstoke and Deane Adopted Local Plan 2011 – 2029, to reflect the wishes of the majority of the community and to inform decisions on all future planning applications within Kingsclere Parish.

### **1.3. Submitting Body**

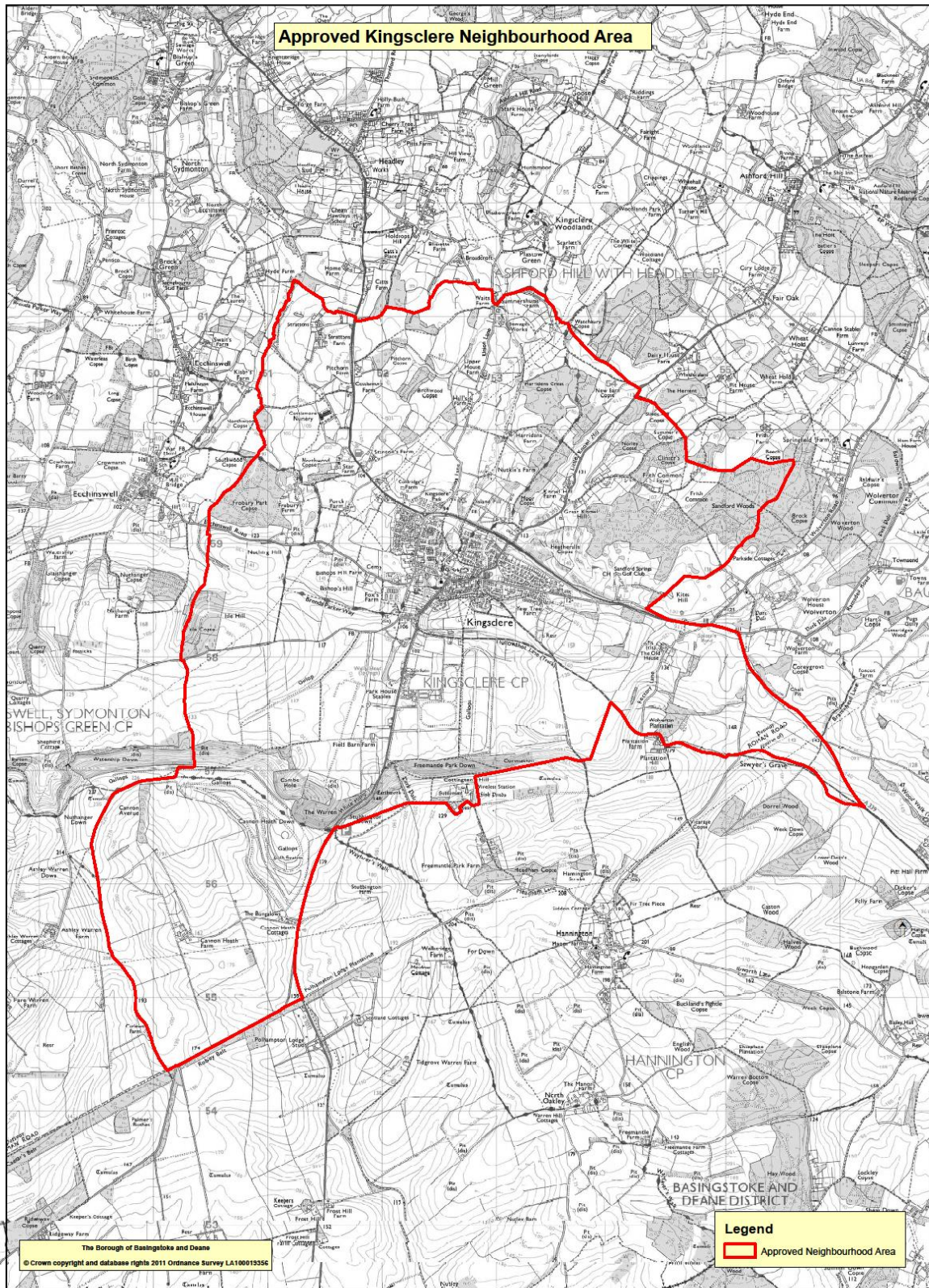
1.3.1. This NDP is submitted by Kingsclere Parish Council (KPC), which is a Qualifying Body as defined in the Act.

### **1.4. Neighbourhood Area**

1.4.1. The NDP applies to the whole Parish of Kingsclere within the Borough of Basingstoke and Deane. B&DBC (the Local Planning Authority (LPA)) publicised the application from KPC and advertised a consultation period from 9 April to 24 May 2013. The application was approved by the Cabinet of B&DBC on 24 July 2013 and the Parish of Kingsclere was designated as the Neighbourhood Area on that date.

1.4.2. KPC confirms that this NDP relates only to the Parish of Kingsclere and to no other Neighbourhood Areas; and is the only NDP in the designated area. No other NDP exists nor is in development for part or all of the designated Neighbourhood Area.

# Map 1: Kingsclere Neighbourhood Area



1.4.3. The local strategic policies (section 1.1.1) are set out in the B&DBC Local Plan 2011-2029, which sets out the strategic planning policies for the borough. (<http://www.basingstoke.gov.uk/rte.aspx?id=275>) The B&DBC Local Plan was adopted by the Council on 26 May 2016 and replaces the 'saved' policies of the Adopted Local Plan (1996 – 2011).

1.4.4. Once the Kingsclere NDP is made, it will form part of the Local Development Plan (LDP) for the Borough. By forming part of the LDP, decisions must be made in accordance with the NDP unless material decisions indicate otherwise.

## **1.5. Plan period, monitoring and review**

1.5.1. The Kingsclere Neighbourhood Planning Group (KNPG) is concerned to ensure that this NDP is actively managed. Responsibility for providing the leadership for the Kingsclere NDP will rest with KPC.

1.5.2. The Kingsclere NDP will run concurrently with the B&DBC Local Plan and will be in force until 31 March 2029. It is, however, a response to the needs and aspirations of the local community as understood today, and it is recognised that current challenges and concerns are likely to change over the Plan period.

1.5.3. Following implementation of the NDP, the Plan will be reviewed in line with the B&DBC LDP review. This is to ensure that it takes into account possible changes in National Planning Policy or to the Basingstoke & Deane Local Plan. The purpose of these reviews will be to guide the KPC in its stewardship of the Kingsclere NDP and to consider the need for amendments to the Plan.

1.5.4. Following implementation of the Plan, each Annual Parish Assembly will include a report on the progress of the Plan in the previous year and the likely progress in the coming year. The Parish Council website will carry an up to date report on the progress of the Plan during its lifetime.

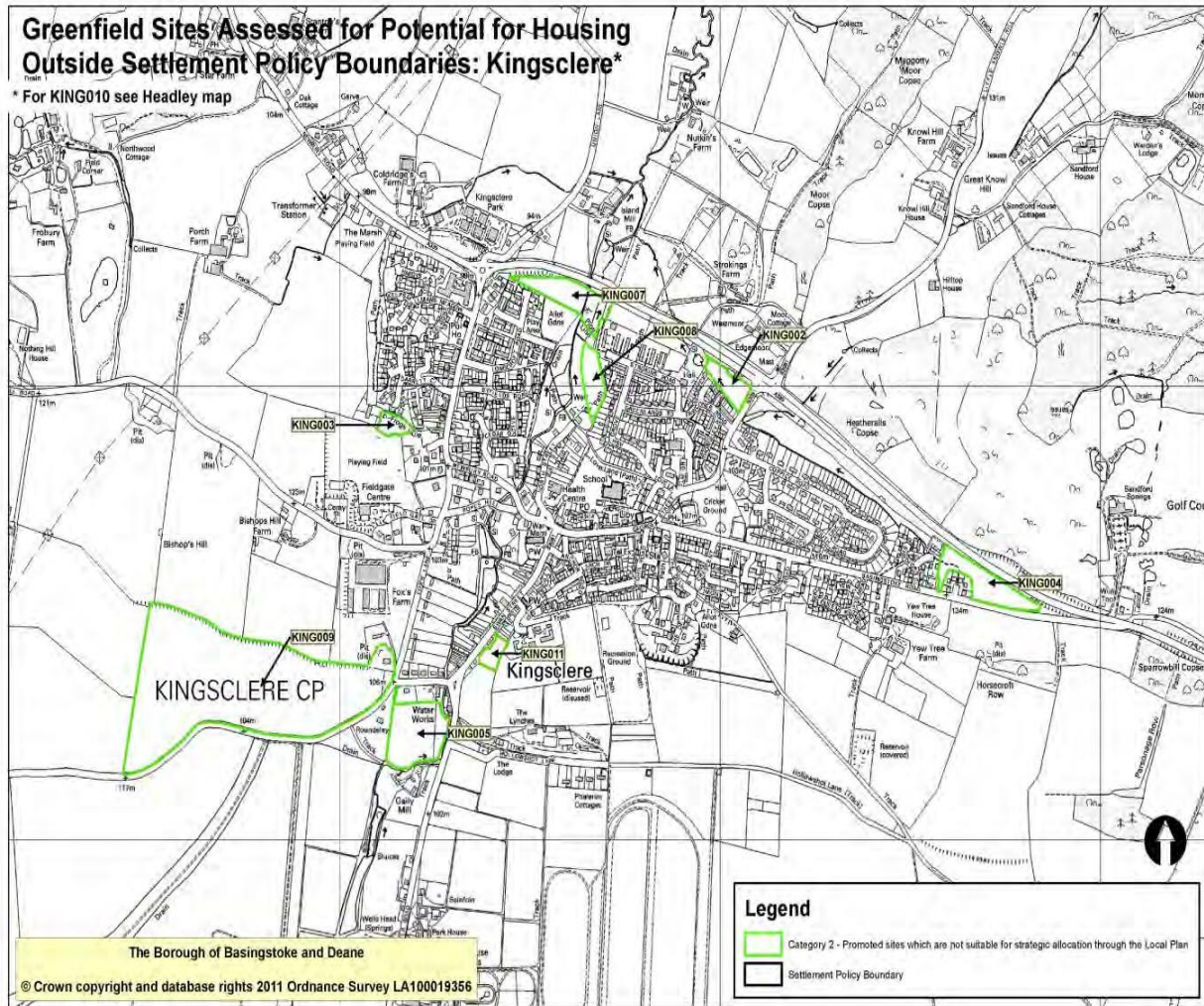
1.5.5. When a review is triggered, KPC will again recruit a new NP Group from the community to undertake a review and decide on the need for a subsequent NDP and, if so decided, to overview the development of the subsequent 15-year plan.

## **2. PROCESS SUMMARY**

### **2.1. Plan Development Process**

- 2.1.1. Kingsclere Parish Council resolved to develop a NDP on 25 March 2013. In response to a request from KPC to support this initiative, any member of the Parish could get involved, and a number of volunteers came forward, during April and May 2013. The Kingsclere Neighbourhood Planning Group (KNPG) was formed and held its inaugural meeting on 6 June 2013. The Objectives of the Group were agreed on 6 June 2013 and revised in March 2014. The members comprise people with a range of interests and expertise, but with a single aim of ensuring that the community has a voice when assessing future developments for the Parish.
- 2.1.2. KNPG secured the support of Planning Aid, an organisation with the expertise and experience of Neighbourhood Planning gained from successfully supporting other communities through the process, and successfully applied for grant aid through Locality on 22 July 2014, 10 September 2015 and again on 22 June 2016. A small grant was also provided by our County Councillor, Cllr. Keith Chapman.
- 2.1.3. Members of KNPG attended training sessions led by B&DBC and Planning Aid to assist with writing the Plan covering community engagement, group organisation, evidence collection, site evaluation and strategic environmental assessments.
- 2.1.4. The community engagement plan fell into two categories: firstly, keeping the community informed of any news associated with developments and the progress of the NDP; and secondly acquiring views of the community on the key issues associated with development.
- 2.1.5. Major community engagement campaigns were undertaken by the KNPG including the provision of questionnaires, public meetings and attendance at several community events.
- 2.1.6. In parallel, KNPG commenced the assessment of potential housing sites around the Parish using three documents as a starting point. The B&DBC Strategic Housing Land Availability Assessment (SHLAA) (2013) (see Map 2), B&DBC Local Plan Enquiry Topic paper 12 (2004) and the KPC Report on possible sites for Affordable Housing (2008). The SHLAA identified sites that had been promoted by developers but were found unsuitable for strategic allocation through the Local Plan. They could come forward through a NDP if the development was of an appropriate scale and if any physical constraints identified could be overcome.
- 2.1.7. Members of KNPG engaged with a number of developers, both those who had promoted their site through the SHLAA and developers promoting new sites, to establish how their plans were likely to develop, i.e. the number, location and type of dwellings, as well as the benefits offered to the community by each of the schemes. KNPG also met with Sentinel (now Vivid), the main social housing provider in Kingsclere, and spoke to several estate agents covering the village.
- 2.1.8. KNPG kept in contact with B&DBC's planning department, which provided support and assistance throughout the creation of the NDP.
- 2.1.9. Figure 1 sets out the process that has been followed by the KNPG.

## Map 2: Sites assessed in the SHLAA

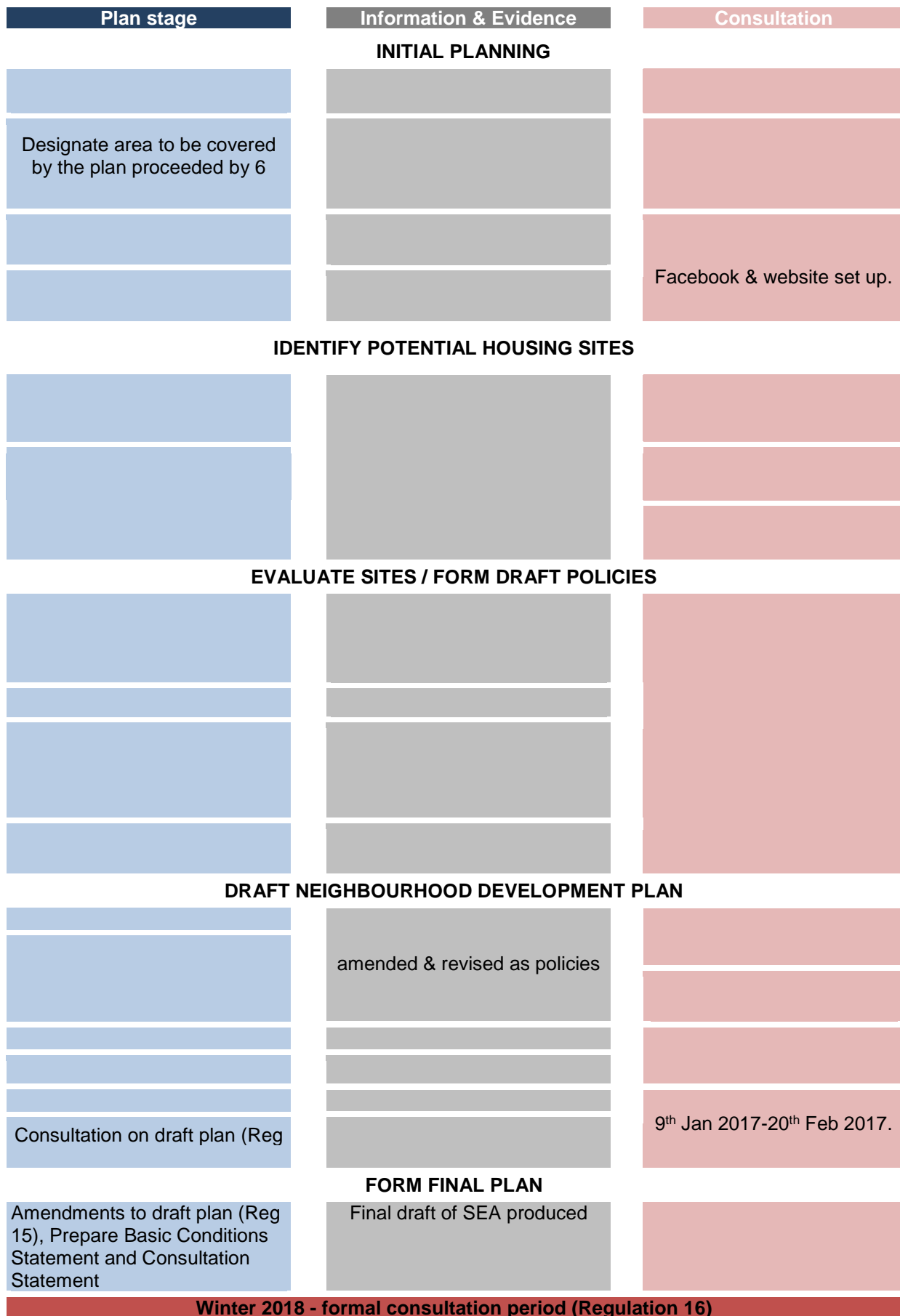


2.1.10. A key to the success of the NDP was the creation of an Evidence Base. A document library was established, which has been used to progressively build up an Evidence Base to support this Plan.

2.1.11. In April 2015, B&DBC issued its screening opinion concerning the need for a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) in relation to the NDP. This screening opinion was underpinned by a detailed report and the opinions of the three statutory bodies, namely the Environment Agency, Natural England and English Heritage. The screening process undertaken concluded that in order to meet the 'basic conditions' for neighbourhood planning, a SEA was considered to be required to accompany the NDP but it would not need to be subject to an HRA. The Area of Outstanding Natural Beauty (AONB) and Kingsclere's Conservation Area were particularly sensitive to development. The consultation bodies have all agreed with the conclusion reached.

2.1.12. To support the ongoing development of the NDP, a Scoping Report for the SEA was undertaken (October 2015) by the independent consultant, AECOM. The purpose of the SEA process is to inform and influence the Plan-making process with the aim of maximising its contribution to sustainable development, and to meet the requirements of the SEA Regulations.

**Figure 1: The plan-making process**



- 2.1.13. The Pre - submission version of the Kingsclere NDP (Regulation 14), accompanied by the Site Selection Report and the SEA Report (which considers the sustainability performance of the Plan and reasonable alternatives in conjunction with a range of sustainability issues) was subject to a formal six week consultation from 9<sup>th</sup> January to 20<sup>th</sup> February 2017. The sustainability issues considered include: biodiversity; climate change; historic environment and landscape; land, soil and water resources; population and community; health and wellbeing; transportation; and economy and enterprise. Recommendations previously made through the SEA process were incorporated into the NDP.
- 2.1.14. B&DBC published the submission version for comment during the period 29 January to 13 March 2018 (Regulation 16) along with a revised SEA, the Consultation Statement, the revised Site Selection Report and a Basic Conditions Statement.
- 2.1.15. The Borough Council appointed an independent examiner, Ms Janet Cheesley BA(Hons) DipTP MRTPI, to consider the NDP and any representations made during the consultation. Her report was published on 15 May 2018. In it she recommended that the Kingsclere Neighbourhood Development Plan 2011 – 2029, as modified by her recommendations, should proceed to referendum.

## **2.2. Engagement with the Community**

- 2.2.1. Major community engagement campaigns undertaken by the Group include the publication of two questionnaires (November 2013 and July 2014); attendance at community events in the village (Church and School fetes in 2013 and 2014); canvassing opinions from the Youth Club, Friends of St. Mary's and similar events; plus, hosting two public meetings. Two Annual Parish Assemblies also had presentations on the Plan. The questionnaires and community events were primarily designed to capture public opinion on housing and transport needs in the community. Businesses in the village were also engaged as a separate, targeted group (September 2014).

## **2.3. Informing the Community**

- 2.3.1. The primary method of informing the community of development-related news was through The Kingsclere Tower, the Kingsclere monthly community magazine, in which regular updates have been published. This is delivered free to all residents. In addition, regular updates have been published on the Kingsclere Neighbourhood Planning Group Facebook page <https://www.facebook.com/KingsclereNeighbourhoodPlan/> and the dedicated website of the Kingsclere Neighbourhood Plan [www.kingsclere-np.org.uk](http://www.kingsclere-np.org.uk). KNPG also established a 'drop in' centre in a room opposite the Parish Council office in which residents can see displays and documents relating to the plan. The public were also kept informed by monthly reports at Kingsclere Parish Council meetings, the minutes of which are posted on notice boards and online.
- 2.3.2. Information from the Developers and Evidence Base documents were made publicly available through links on the Kingsclere Neighbourhood Plan website.

## **2.4. Public Meetings**

- 2.4.1. The Annual Parish Assemblies were held in April 2013 and April 2014 in the Village Club. On both occasions the main presentation was the emerging NDP. KNPG also organised two further meetings at the Fieldgate Centre in Kingsclere in November 2014 and October 2015. The meetings provided information relevant to the Neighbourhood Planning process and allowed the community to ask questions and put forward opinions.
- 2.4.2. The latter two meetings were all well attended and generated a lot of interest in the

NDP, prompting people to engage with the process and participate in the consultation.

2.4.3. The presentations, question and answer notes from the public meetings, information packs from the Developers, and the Evidence Base documents were made publicly available through links on the NDP website.

2.4.4. A more detailed account of community engagement can be found in the accompanying Consultation Statement.

## 2.5. Evidence Base

2.5.1. The Evidence Base demonstrates the ways that the community has been informed. In addition, it collates the material that has been gathered throughout the exercise, primarily through community engagement; consultation; site surveys and research of maps; reports; assessments and policy documents.

2.5.2. The Evidence Base is on the Neighbourhood Plan web site [www.kingsclere-np.org.uk](http://www.kingsclere-np.org.uk) An Evidence List can be found at Appendix 2. An Evidence Base can also be found in Appendix B of the Strategic Environmental Assessment which has helped inform policy development.

## Kingsclere School Fete 2014



### **3. THE KINGSCLERE PARISH**

#### **3.1 Location**

3.1.1. This section provides a brief overview of the Neighbourhood Area, its location; surroundings; size; housing; heritage and a summary of what residents think about life in Kingsclere.

3.1.2. The parish of Kingsclere lies roughly equidistant between Basingstoke and Newbury, close to the North Hampshire border, and covers about 5 square miles of attractive countryside. Archaeological evidence recorded in the Hampshire Archaeology and Historic Buildings Record (AHBR) shows that the parish has been settled from the Palaeolithic period onwards. Much of this data is available to view online in the 'Atlas of Hampshire's Archaeology'.

<https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/archaeologyatlas>

#### **3.2. Landscape**

3.2.1. Kingsclere sits within a varied landscape. To the south lies the dramatic chalk scarp of Plantation Hill and Watership Down, made famous by local author Richard Adams, with spectacular views across to Reading and Oxfordshire which attract many visitors each year. This is designated as part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The racing gallops are also a significant local feature of this landscape. Due to a secondary rise in the landform, much of the village is currently not visible from the scarp. Attractive views into the village, and across to the scarp are enjoyed from local footpaths.

3.2.2. A high quality enclosed landscape of smaller fields and woodlands lies to the north on the London Clay Plain. North east of the parish is dominated by the Golf Course at Sandford Springs and by the ancient woodland running from Knowl Hill through Frith Common. The area has a distinctive wooded and enclosed/semi-enclosed character.

3.2.3. Kingsclere village is a spring line settlement running along the northern slope of a chalk and clay ridge running south east/north west. The outlying settlement of Great Knowl/Frith Common lies on top of the ridge north of the main settlement and a considerable community has grown up around the racing stables at Park House on the anticline between the Clere Scarp and the village. There are a number of small farm settlements on the London Clay plain stretching northwards from the village.

3.2.4. A large part of the parish lies within the North Wessex Downs AONB, an internationally important landscape designated for its natural beauty, tranquillity and special qualities. The dominant feature of the landscape is the Clere Scarp which is the product of erosion of the east - west chalk anticline exposing the hard, middle chalk layer to form the dramatic scarp face.

3.2.5. Cannon Heath to the south of the scarp is part of the open dip slope and is downland farmland with evidence of occupation since Neolithic times. The racing industry has existed here for well over a century and the gallops, together with sheep and grain farming, dominate the landscape.

3.2.6. The original Kingsclere settlement grew up along the banks of the Gaily Brook which has carved a narrow valley through the chalk and clay ridge which marks the transition to the London Clay plain to the north. There are areas at risk of fluvial flooding within the area of the Plan although Kingsclere village has suffered minimal flooding in recent years, mainly confined to areas at the end of Swan Street and land adjacent to Gaily Mill. The settlement is almost invisible from the Scarp as it developed along the northern slope of the ridge. Despite growth since 1950 the settlement is compact and well contained within its natural

boundaries within the ridge line to the south of the built area, inside the A339 Kingsclere Bypass to the north and by the public open spaces of the Fieldgate Centre and Long Meadow Open Space to the west.

- 3.2.7. To the north of the settlement is a gently undulating land form draining north eastwards to the River Enbourne and predominantly consists of heavy London Clay with localised areas of Bagshot Beds (sand). There is a complex and diverse pattern of small to medium mixed farmland and woodland.
- 3.2.8. There are many attractive views looking into the settlement, looking outwards and from the scarp and local rights of way. The views are very much appreciated by those who live locally and by the increasing number of visitors who are attracted to the area by its charm and beauty.
- 3.2.9. The AONB and the growing number of designated walks, cycle ways and bridle ways make the countryside within the parish an important resource for informal, quiet recreation.
- 3.2.10. Within the village itself, the rural, green and leafy nature of Kingsclere is in part due to the number of mature trees present within the Parish. The most prominent examples are in the village centre in the churchyard and village green. However, those retained or planted within housing estates and private gardens are also vital to the character and aesthetic of the village.
- 3.2.11. There are currently 14 tree preservation orders present within the village. A list and map showing these is contained in the evidence base on the KNP web site. Many trees are also present within the conservation area, meaning owners have to give written notice to the planning authority of any proposed work at least six weeks before the work starts, conferring some protection.
- 3.2.12. The main woody species of trees that define the area are ash, oak, hornbeam, field maple, sycamore, lime, beech, poplar, yew, horse chestnut, birch, holly and wild cherry. Kingsclere also contains a number of oaks some of which are very mature and alder woodland at Strokins Farm. The main hedge species are Hazel, Spindle, Elder, Blackthorn, Hawthorn, Dog Rose, Wayfaring Tree, Guelder Rose, Wych Elm, English Elm, Privet, Yew, Field Maple and Holly.
- 3.2.13. Trees are a key part of the village's green infrastructure. They have a significant environmental impact, including climate change mitigation by absorbing carbon dioxide; lowering air temperature by evaporating water from their leaves and providing shade, habitat and a biodiversity value.
- 3.2.14. Other important natural features of the village include Gaily Brook, tree lined for much of its course, and accessible to residents in places.

### **3.3. Village character and design**

- 3.3.1. The character of the village is defined in the Village Design Statement (2002), and within Basingstoke and Deane's Landscape Character Assessment (2001). Key local setting and design features include:
  - a) The settlement is currently compact and well contained within its natural boundaries, which include the ridge line to the south of the built area, the A339 Kingsclere Bypass to the north, and by the public open spaces of the Fieldgate Centre and Long Meadow Open Space to the west.
  - b) A rich heritage of listed buildings both within and outside the conservation area.
  - c) Smaller more modern developments along the spine of older roads, such as Wellmans Meadow, Keep's Mead, Hook Road and Poveys Mead still respect the natural boundaries and now that planting has matured are sympathetic to the rural

setting.

- d) Traditional materials include timber frame, brick, flint, plain tile hanging and plain clay tiles. The predominant building material within the village is brick, mainly red, but with the occasional variation of either grey-blue or in chequered or banded patterns. There is very occasional use of weather boarding and flint.
- e) A major feature of the older part of the village, lending it essential character, is the uneven sweep of clay tiled roofs set with high square chimney stacks. Buildings of different age, shape and height are joined to form articulated terraces with uneven but continuous roof-lines.
- f) Many roofs are half-hipped and some gable ends are tile-hung.
- g) Overall the effect is varied and harmonious with the roofs providing a unifying link.

### **3.4. Biodiversity**

3.4.1. There are no internationally designated ecological sites within 5km of the Parish.

3.4.2. The closest European designated site is the Kennet and Lambourn Flood plain, which is designated as a Special Area of Conservation (SAC). It is approximately 8km to the north of the parish.

3.4.3. Five Sites of Special Scientific Interest (SSSI's) and one National Nature Reserve (NNR) are located within 5km of the Parish.

3.4.4. The Parish resides within the Impact Risk Zone (IRZ) of two of these SSSI's - Greenham and Cookham Commons SSSI and Ashford Hill Woods and Meadows SSSI. Greenham and Cookham Commons SSSI is located 3km to the north and has been designated for extensive areas of dry heath, acid grassland and neutral grassland. It is mostly classed as being in unfavourable but improving condition – with some areas of the SSSI being classed as favourable, while others are unfavourable; and Ashford Hill Woods and Meadows, which is located approximately 2km to the east and has been designated for its habitat quality, diversity of communities and number of rare and threatened species. It is mostly classed as being in unfavourable but improving condition – with some areas of the SSSI being classed as favourable.

3.4.5. There are 31 Sites of Importance for Nature Conservation (SINC) within the parish or directly on the boundary, including three within the village (HBIC maps, 2016). This is a non-statutory designation which aims to protect areas that are valuable for plants and wildlife, but the sites have some protection within planning policy.

3.4.6. The Hampshire Biodiversity Action Plan (BAP) identifies a number of 'priority habitats' which are characteristic of Hampshire. A number of these habitats are present in the parish area including:

- a) Flood plain grazing marsh;
- b) Lowland calcareous grassland; and
- c) Lowland mixed deciduous woodland and, wood pasture and parkland.

3.4.7. In addition, some areas of the deciduous woodland present within the parish have been identified as ancient woodland. This is woodland which has existed since before 1600 in England meaning that it will typically be composed of native species and will have an especially high biodiversity value. There are around 15 Ancient Woodland sites located within or directly adjacent to the Parish. These designated sites are also non-statutory but are a material planning consideration.

3.4.8. In addition, there are a number of areas managed within the village for biodiversity interest such as the wild flower meadows located within the Recreation Ground and St Mary's

Churchyard, both SINCs.

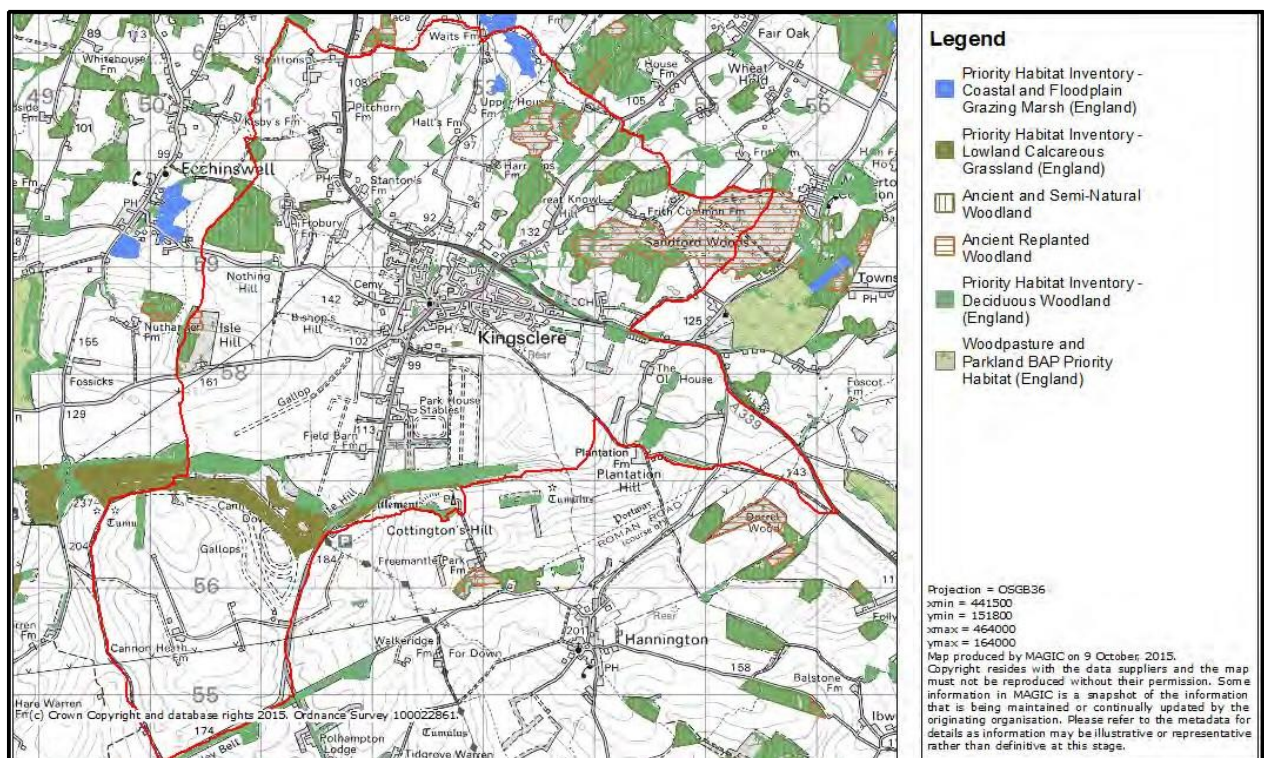
3.4.9. In relation to geodiversity, there are no SSSIs within or nearby the parish designated for geodiversity, nor are there any Regionally Important Geological Sites (RIGS) in the parish.

3.4.10. The Hampshire Biodiversity and Information Centre hold several records of protected/notable species within the Parish, including bird species of conservation concern (including barn owl, lapwing, bullfinch, linnet, redwing, lesser redpoll, reed bunting, song thrush, cuckoo, yellowhammer and skylark), and species of principal importance (including hedgehog and brown hare).

3.4.11. A number of bat species, two records of dormouse (*Muscardinus avellanarius*) and one record of great crested newt (*Triturus cristatus*), all European Protected Species (EPS), are recorded within the Parish.

3.4.12. Hedgehogs, hare, badgers, common toad, grass snake, and adder are recorded as being present within the Parish, and trout species in the Gaily Brook, which runs through the Parish.

### Map 3: Hampshire BAP priority habitats and ancient woodland in Kingsclere Parish



## 3.5. Heritage

3.5.1. There is evidence for prehistoric habitation in and around Kingsclere from archaeological finds however the earliest documented record comes from King Alfred's will in 880AD. There is an entry in the Domesday Book in 1086 and the settlement formed part of an ancient property of the Crown. The original settlement at Kingsclere was formed around the old Saxon East (George) and South (Swan) Streets.

3.5.2. The village of Kingsclere has always formed the nucleus of the parish. This was the place where the market was held and the main church situated. The development of the village is related to its position to the nearby market towns of Newbury, Whitchurch and Overton plus the proximity of the River Enbourne which accounted for several mills in the village. The centre of Kingsclere retains its medieval street pattern with the main streets radiating away from the church and village square. The high quality of medieval buildings in the centre of the village is evidence to the prosperity of Kingsclere centuries ago. From the

18th century buildings developed on the periphery of the village and the 19th century saw a large growth with the development of Swan Street and George Street away from the village centre. The houses adjoining these streets and further up and down the Gaily Brook are a rich heritage of listed buildings and form the Conservation Area.

- 3.5.3. The Kingsclere Conservation Area was designated in 1969 by B&DBC in recognition of the special architectural and historic interest of the village. The boundary was subsequently extended in 1981 and was adopted as Supplementary Planning Guidance by B&DBC on 20 February 2003.
- 3.5.4. The Conservation team at B&DBC conducted a further appraisal in 2017 and on 11<sup>th</sup> December 2017 the Council adopted the revised Kingsclere Conservation Area Appraisal and Management Plan as a Supplementary Planning Document (SPD). The SPD will be used as a material consideration in the determination of planning applications.
- 3.5.5. The 2017 Conservation Area Appraisal resulted in changes to the Conservation Area boundary (an extension along Newbury Road). The document can be found at: <https://www.basingstoke.gov.uk/conservationappraisals>
- 3.5.6. The Appraisal states that the special interest of the core village area is principally derived from the combination of distinctive and varied elevations which form a cohesive and homogeneous streetscape. Key factors in producing this complementary combination are the predominance of high quality brickwork; the essentially domestic scale of properties, and the common building lines of street frontages. The radial, yet irregular form of the street pattern serves to reinforce such subtle variety by focusing views on key buildings.
- 3.5.7. The character is predominantly residential, with a few commercial uses centred around the historic core. The distinctive appearance of former functional buildings, such as the mills and maltings, contribute to give an impression of the historic character of Kingsclere as a working settlement.
- 3.5.8. Within the Conservation Area there are 65 listed buildings of which St. Mary's Church and 20 Swan Street are listed as Grade II\* (defined as particularly important buildings of more than special interest). These buildings are principally of timber frame construction and/or brick, the majority of which date between 15<sup>th</sup> – 19<sup>th</sup> centuries. Within the Conservation Area there is one Area of High Archaeological Potential (an AHAP denotes an area where it is likely that archaeological remains will be found). This encompasses the core medieval settlement of the church, Swan Street, George Street and parts of the village to the west and north-west of the church. There is one Area of Archaeological Potential (an AAP encompasses post-medieval development where evidence may be found of the expansion of the village). This includes areas within the Conservation Area along the southern part of Swan Street and eastern part of George Street.
- 3.5.9. In addition to listed buildings both within and outside the Conservation Area, Kingsclere also has 14 buildings on B&DBC's Local List of Buildings of Architectural or Historic Interest. These include the Albert Hall (the old catholic church) in Swan Street and the Pump House Water Works in Bear Hill. B&DBC first adopted the Local List of Buildings of Architectural or Historic Interest on 27 March 2007. These are defined as buildings and sites which have been identified locally as having some heritage interest meriting consideration in planning decisions. Kingsclere's Local List can be viewed at: <http://www.basingstoke.gov.uk/content/doclib/147.pdf>
- 3.5.10. The colouring of bricks which is such a feature of the Conservation Area, reflects variations in both the original pug (chalk and clay produces a grey brick) and in manufacture, where the hotter part of the kiln produced a blue-grey brick.
- 3.5.11. Many of the roofs are half-hipped and some gable ends are tile hung. In several buildings, Falcons: The Old Forge and the Swan Hotel for example, the structural beams are exposed. In others, the brickwork is entirely or partly lime-mortar rendered or painted.

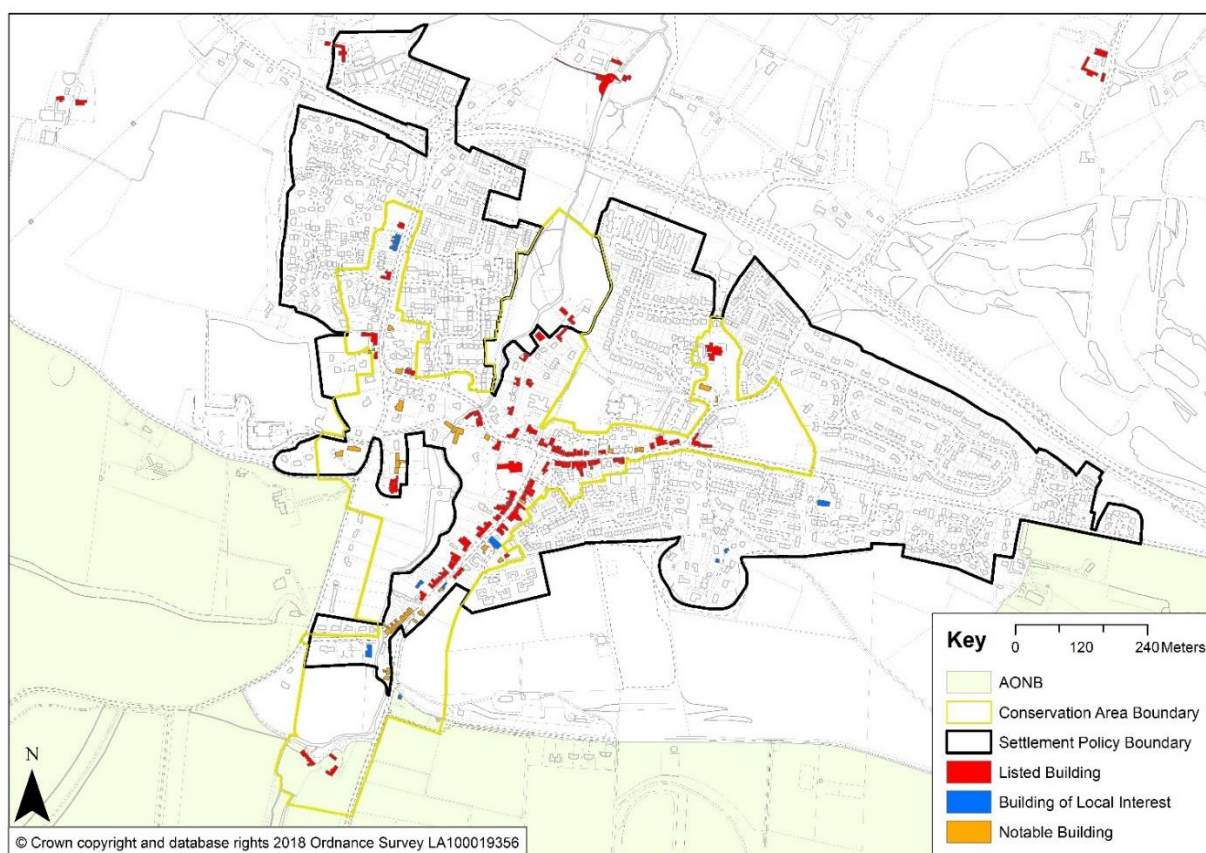
Overall the effect is varied and harmonious with the roofs providing a unifying link.

3.5.12. There is very occasional use of weather boarding on vernacular buildings and flint was used as a Victorian wall surfacing to the Church, Chapel and School (now demolished). The flint used was imported quarried flint and there are only minor instances of its use in vernacular buildings.

3.5.13. The Kingsclere Village Design Statement (2002) gives a detailed description of the history of the village and an assessment of character of the built heritage, building form and materials, townscape and landscape.

3.5.14. Trees make a vital positive contribution to the character and appearance in the conservation area and there are several trees of note. Mature trees and hedges contribute to the dominant character of the peripheral parts of the conservation area, particularly to the west around Fox's Lane, Popes Hill and Ecchinswell Road, allowing only limited glimpses of buildings in secluded and private settings. Such trees and hedges are an essential component of the special interest of this part of the conservation area.

**Map 4: Kingsclere Conservation Area 2017 (showing historic buildings)**



### **3.6. Transport Connections**

- 3.6.1. Kingsclere is located on the A339, 9 miles northwest of Basingstoke and 8 miles southeast of Newbury. Basingstoke has very good transport connections to London, Salisbury, Winchester, Southampton and Reading by road (M3, A33, A303) and by rail (mainline link to London Waterloo, Southampton and Exeter). Newbury has very good connections to London, Oxford, Birmingham, Bath, Bristol and Wales by road (M4, A4, A34) and by rail (mainline link to London Paddington and to the West Country).
- 3.6.2. There is an hourly bus service via the Stagecoach Link to Basingstoke and Newbury, Monday – Saturday daytimes, with a limited half hourly service to Basingstoke.
- 3.6.3. There are daily school bus services to nearby schools during week-day term times. There is also a Community Bus Service taking residents to Sainsbury's in Tadley which runs on Wednesday and Friday.

### **3.7. Population**

3.7.1. The following statistics are from the most recent census data available (2011):

- a) Number of residents in Kingsclere Parish in 2011 = 3,164 people;
  - b) Number of residents in Kingsclere Parish in 2001 = 3,310 people, a decrease of 146 people over the last 10 years;
  - c) There were 1,457 dwellings counted in the parish, but only 1,417 households – indicating there were potentially 40 dwellings unoccupied at the time of the census;
  - d) The average number of persons per household was 2.2 persons/household;
  - e) In 2001 the largest age categories were those people aged 35-44 and 45-54, some 33% of residents all together (35-44 = 580 residents; 45-54 = 505 residents);
  - f) In 2011, the largest two age categories were people aged between 45-64 (45-54 = 551 residents; 55-64 = 495 residents), together forming 33% of the population;
  - g) There were 580 people (18%) over 65 in 2011, 270 of whom were over 75 in 2011 (8.5% of the population);
  - h) The number of residents aged 0-24 in 2011 forms 25% of the population; and
  - i) There were 174 under 4's in the village in 2011; just 5% of the population, representing a drop of 40 children from the 2001 figures.
- 3.7.2. Kingsclere has a population base which is largely consistent with national, regional and local levels up to the age of 24. However, it has a lower proportion of those in the 25 to 44 age group, and a higher proportion of residents over the age of 59 when compared with borough, regional, and national averages.
- 3.7.3. Kingsclere has deprivation levels that are slightly lower than that of regional and national averages. This indicates that proportionally there are fewer deprived households, and as such, more households with a higher quality of life. Levels of deprivation within Kingsclere are broadly comparable with Basingstoke and Deane as a whole.

### **3.8. Housing**

3.8.1. There were 1,457 dwellings counted in Kingsclere in the 2011 census, but only 1,417 households, indicating that there may be 40 dwellings in Kingsclere unoccupied at the time

of the census.

- 3.8.2.5% of Kingsclere residents were recorded as having second addresses within the UK or abroad.
- 3.8.3.83% of households (dwellings) in Kingsclere are houses or bungalows and 17% are flats.
- 3.8.4. Detached houses or bungalows form the largest category of dwelling, 425 in total, closely followed by semi-detached houses, 414 in total.
- 3.8.5. Kingsclere follows a similar pattern to the district as a whole, but there are more people by proportion of the population who live in detached houses than in England as a whole (8% higher) and slightly fewer people living in flats (4.2% lower).
- 3.8.6. The tenure of housing in the Parish is summarised as 72% owner-occupier, 0.5% shared ownership, 15.5% rented from the council or a housing association, and 12% privately rented.
- 3.8.7. There are a relatively high proportion of one and two person households in Kingsclere, 68% of all households; 14% of households comprise three people, 14% four people, and the remaining 4% five or more people.
- 3.8.8. The size of houses (number of bedrooms per household) does not relate directly to household size, with just 33% of dwellings (households) having one or two bedrooms (467 in total). Three bedroom households are the largest category at 42.5%, 602 in total and 262 (18.5%) have four bedrooms.
- 3.8.9. The largest category of households in Kingsclere are those with one or more dependent children (this includes married and non-married couples, lone parent families and other households with children), and comprises 43.5% of households (29.1% two or more children, 14.3% one child). The second largest category of households is couples with no children (just under 20%). Some 7.7% are single person households, and 14.7% are households where residents are aged 65 or over.

### **3.9. Community and Recreation Facilities**

- 3.9.1. There is a wide variety of community and recreation facilities in the Parish, including several community buildings.
- 3.9.2. There is a large and active number of clubs and societies which meet regularly in the Parish. These clubs benefit from the range of community buildings namely The Village Club; The Fieldgate Centre; The Scout Hut; The Methodist Hall and The Kingsmill Room as well as other facilities such as the playing fields situated at the Fieldgate Centre and Holding Field.
- 3.9.3. The village also benefits from a variety of community groups. In a rural community, these groups and facilities can be fundamental to allowing people to stay connected, active and healthy.

### **3.10. Health and Health Care**

- 3.10.1. The Parish is served by the Kingsclere Medical Practice and Imogen Dental Practice (providing both private and National Health Care dentistry) located in the centre of the village. As of January 2017, 5,600 people are registered at the Medical Practice. The parish also has a pharmacy which provides over the counter and prescription dispensing services to residents. There are a number of businesses providing chiropody services in the Parish. There is no optician in the Parish.
- 3.10.2. Rose Hodson Court provides sheltered accommodation, and there are accommodation

complexes at Garret Close and Feilden Court for residents over 55 years of age. There are, however, no residential care facilities in the Parish.

3.10.3. There are good public transport links enabling access to the North Hampshire Hospital at Basingstoke.

3.10.4. The Kingsclere, Ashford Hill and Headley Care Group of volunteers provide patient transport to medical appointments, as well as support to residents of the parish.

### 3.11. Parish Services

3.11.1. Newbury and Basingstoke are the closest large towns, a 20 minute drive away, with supermarkets, shopping centres, cinemas and theatres, restaurants and train services. There is a regular bus link to both major towns. Other larger settlements nearby include Tadley, Whitchurch and Overton.

3.11.2. There are a number of services within the Parish boundary, highly valued by residents:

**Services:** Kingsclere Medical Practice; Imogen Dental Practice; Chemist's shop; retained fire station; two cash point machines (1 in the village, 1 at the petrol station); post office; community-run library, two funeral directors, burial ground, public toilet and petrol station;

**Churches:** Two churches (C of E and Methodist);

**Village halls/facilities:** The Village Club; The Fieldgate Centre; the Kingsmill Room (St Mary's Church); the Methodist Church Hall; the Scout Hut;

**Vets:** Veterinary practice (small animals);

**Food shopping:** Three newsagents / grocery shops (two in Kingsclere, one at the petrol station), and butcher;

**Lifestyle shops:** Hairdressers, fine art gallery, gift shop;

**Eating & drinking:** Three pubs within the village, all of which serve food, plus The Star on the A339; The Diner; Indian Take Away; and a café;

**Visitor accommodation:** there are few B&Bs in Kingsclere, but two of the pubs have rooms, and there is a hotel at the golf course;

**Sports and leisure** Sports fields at the Fieldgate Centre and Holding Field (cricket, rugby, football); tennis courts, bowls club; private golf club, range of clubs and societies using the Fieldgate Centre and other community buildings; 3 dance schools; Scouting and Guiding; allotments; a range of open spaces; a well-developed footpath network, a network of bridleways, and quiet on and off-road cycle routes.

**Charities:** There are a number of charitable organisations operating in the Parish, including Kingsclere Almshouses Charity; Kingsclere Welfare Charities; Lady Rebecca Kingsmill Charity; Robert Higham Educational Charity; Robert Higham Apprenticing Charity; Living Paintings Trust; Sail 4 Cancer. These charities provide support for young people, manage property for the elderly and own property.

### 3.12. Schools

3.12.1. The Parish is served by the Kingsclere Church of England Primary School located in the centre of the village, taking children from Reception through to the end of Year 6. It is a Hampshire maintained state primary school and attracts pupils from all over the Parish. The school operates an afterschool club from 3.30-6 pm term time evenings.

- 3.12.2. In December 2016, Kingsclere Primary had a total of 246 pupils. Over the last two years the number has risen by approximately 20 pupils and the projections for future intakes show an increase. The school has capacity for 266 pupils in total and with 50 houses being built, this could potentially bring with it 30+ children, depending on the type of housing being built. The school in the long term, may not have the capacity to cope with the additional pupils and would need to build extra classrooms to manage the increased demand.
- 3.12.3. The nearest Hampshire maintained state secondary school is the Clere School in the neighbouring parish of Burghclere, taking children from Year 7 through to the end of Year 11. School bus transport is provided from the village centre Monday – Friday term times.
- 3.12.4. There are a number of other Hampshire and West Berkshire maintained state primary and secondary schools and sixth form colleges operating in towns and village near to the Parish. Some secondary schools and sixth form colleges provide transport from the village centre Monday – Friday term times.
- 3.12.5. There are a number of independent schools near the Parish, some of which provide transport from the village centre Monday – Friday term times.
- 3.12.6. Busy Bees Pre-School is run from the Scout Hut, and Village Bunnies Baby and Toddler group is run from the Village Club.
- 3.12.7. There are a number of childminding businesses operating in the Parish.

### **3.13. Living in the Neighbourhood Area**

- 3.13.1. There is a strong sense of community in the Parish which is evident by the large and active number of clubs and societies which meet regularly.
- 3.13.2. Whole Parish events centre around activities at the School; Churches; the Village Club and Fieldgate Centre, along with business-led events such as the Twist 5k Run. Many Parish events are well supported by donations from local business and residents.

### **3.14. Businesses**

- 3.14.1. In September 2014, the KNPG issued personal invitations and questionnaires to 140 businesses within the parish. The list was compiled from advertisers in the village magazine, The Kingsclere Tower; the 2009 Village Directory; outlying farms identified on the OS map and firms identified from the web operating from the two Business Parks, Kingsclere Business Park and Orchard Business Park. Most are small businesses employing few people, but the parish does have a few larger businesses such as Park House Stables and Sandford Springs golf course and hotel complex.
- 3.14.2. A Business Meeting was held on 24th September 2014 in the Village Club. However, attendance was poor as was the number of returned questionnaires. Nevertheless, those who attended were positive about working within the Parish citing location, good road links and the pleasant environment as reasons. The main concerns raised were slow broadband quality and speed, and parking provision and control.
- 3.14.3. Responses from questionnaires plus the public meetings indicate that there is no requirement to expand business opportunities within the parish.

## **4. VISION AND OBJECTIVES**

### **4.1. Vision**

4.1.1. The vision for the Kingsclere Neighbourhood Development Plan is as follows:

To create a Neighbourhood Development Plan that meets the allocated development requirement, which maintains the character of the village of Kingsclere and the surrounding area and respects the opinions and needs of the majority of the community.

### **4.2. Objectives**

4.2.1. The objective of the Group, as amended in March 2014, is as follows:

The Kingsclere Neighbourhood Planning Group is taking forward preparation of a Neighbourhood Development Plan covering the Parish boundary of Kingsclere. The group will consult widely with residents and businesses in Kingsclere to ensure as many opinions as possible are taken account in the drafting of the Plan.

4.2.2. The objectives of the Plan, as amended in March 2014, are as follows: The Kingsclere Neighbourhood Development Plan will focus on:

- a) The provision of housing, with particular regard to low cost housing within the parish boundary;
- b) The identification of potential sites for development in accordance with the Borough's Local Development Plan, taking account of the historical integrity of the village;
- c) The implications for local road use and parking, in the light of any new developments;
- d) The protection of existing facilities, continued provision and addition of a variety of sport and leisure facilities, particularly for children and young people, where need has been identified;
- e) All activity will take cognisance of existing relevant work on, for example, the protection of the natural environment; reduction of all forms of pollution; maintenance of footpaths; improving water flow and recycling provision.

4.2.3. Over time, after consultation, research and evidence collection, policies to achieve these objectives were formulated.

4.2.4. How the NDP contributes to sustainable development and is in general conformity with the Strategic Policies contained in the B&DBC Local Development Plan and the NPPF, is contained in the Basic Conditions document which can be found on the Kingsclere Neighbourhood Plan web page: <http://www.kingsclere-np.org.uk>

## **5. KINGSCLERE NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES**

### **5.1. Planning Policies**

5.1.1. The Kingsclere NDP will form part of the statutory local development plan for the area and contains policies against which development proposals will be considered. The Village Design Statement (2002) and Conservation Area Appraisal and Management Plan Supplementary Planning Document (2017) will be material considerations when determining development proposals.

5.1.2. Planning applications will be determined in accordance with the NDP policies and those of the ALP unless material considerations indicate otherwise and the policies provide a clear indication of how a decision maker should react to a development proposal.

5.1.3. All the NDP policies are preceded by a short explanation that summarises the policy intent. All are numbered with the prefix K and focus on the following areas:

- New development (Sections 5.2, 5.3, 5.7, 5.10) policies K1, K2, K3, K9, K15, KHA1, KHA2, KHA3
- Design (Sections 5.3, 5.4, 5.7) policies K3, K4, K5, K13;
- Landscape character and trees (Section 5.5) policies K6 – K7;
- Community infrastructure (Sections 5.6, 5.7) policies K8 – K11, Projects 2 and 3;
- Environment and ecology (Section 5.8) policy K7;
- Traffic and parking (Section 5.9) policies K12, K13, Project 1;
- Sport and green spaces (Section 5.10) policies K14, K15, K16, Projects 2, 3;
- Heritage (Sections 5.7, 5.11) policies K10, K17, Project 4
- Site allocations and settlement policy boundary (Section 6) policies KHA1, KHA2, KHA3, KHA4

### **5.2. New Development**

5.2.1. Kingsclere's NDP is required to allocate at least 50 new homes by B&DBC's Local Plan. These new homes should be provided in and around the Settlement Policy Boundary as set out in Policy SS5 of the Basingstoke and Deane Local Plan 2011 – 2029.

5.2.2. Para 4.67 of the Basingstoke and Deane Local Plan states that "Small residential developments of less than ten units (net gain of nine units or less) within the defined Settlement Policy Boundaries of the settlements listed will not qualify towards the targets outlined in the policy. Outside of the Settlement Policy Boundaries, developments of less than five units (net gain of four or less) will not qualify." The Policies in the NDP relate both to qualifying sites and to infill sites which might arise in the Parish.

5.2.3. The relatively small size of the village and its desirable location means that all homes sell well in Kingsclere, but issues such as affordable housing and meeting the needs of an ageing population need to be addressed through this plan.

5.2.4. Key issues for the Parish include:

- a) Ensuring development is appropriate to the character of the village as set out in the Village Design Statement;
- b) Residents would prefer smaller developments rather than large housing estates;
- c) Addressing the needs of an ageing population; and
- d) The mix of homes both in the rental market and houses for sale, and the need for affordable homes.

5.2.5. B&DBC have advised that “As of 1 April 2016, 8 dwellings have been granted planning permission in and around Kingsclere’s Settlement Policy Boundary (SPB) in the period 2011 to 2017 that satisfy the policy SS5 requirement.” This number of dwellings is not considered sufficiently large to influence the allocation of sites within the NDP.

5.2.6. When commenting on development proposals KPC will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

5.2.7. KPC will work proactively with applicants to find joint solutions which mean that proposals can be supported wherever possible and to secure development that improves the economic, social and environmental sustainability of the area.

**Figure 2: B&DBC Policy SS5**

***Basingstoke & Deane Borough Council Local Plan 2011-2029 - Policy SS5 – Neighbourhood Planning***

The council will support parish/town council and other representatives from local communities in non-parished areas, through the Neighbourhood Planning process.

In the settlements listed below, it will be necessary to identify sites/opportunities to meet the following levels of development, generally in and around defined Settlement Policy Boundaries:

- Bramley – at least 200 homes
- Kingsclere – at least 50 homes
- Oakley – at least 150 homes
- Overton – at least 150 homes
- Whitchurch – at least 200 homes

A further 150 homes will need to be identified in areas outside of those listed above and it will be necessary to identify sites/opportunities to deliver at least 10 homes in and around each of the settlements with defined Settlement Policy Boundaries.

The council will support the relevant parish/town council and other representatives from local communities to identify the most appropriate means of meeting this requirement, through Neighbourhood Planning, rural exceptions schemes, or a review of Settlement Policy Boundaries.

**5.2.8.K1 Policy intent:** The BD&BC Local Plan states that small residential developments of less than ten units within defined Settlement Policy Boundaries do not qualify towards the targets outlined in policy SS5. Policy K1 is intended to cover small developments which do not count towards our overall target of 50 homes and to ensure sensitive and considerate infill development is supported to meet local housing needs.

**Policy K1 Non allocated Residential Sites within the Settlement Policy Boundary**

Planning applications for residential development on non-allocated sites within the Settlement Policy Boundary will be supported where they:

- a) Have a scale and form which would be complementary to surrounding properties and would not result in significant loss of amenity to existing residents;
- b) Comply with the design policies set out in the Neighbourhood Development Plan and Policy EM10 of the Basingstoke and Deane Local Plan (2011 – 2029); and
- c) Have regard to guidance in the Kingsclere Village Design Statement (2002) and the Kingsclere Conservation Area Appraisal and Management Plan Supplementary Planning Document (2017).

5.2.9. In response to the two village questionnaires, residents wanted a mix of all types of 2 and 3 bedroom homes with no major preference for any one type of home style (e.g. detached, semi, bungalow etc.). Residents have a desire to keep a balanced community by incorporating affordable private housing and social housing, including a number of homes suitable for senior citizens. A desire was also expressed to see more sustainable, environmentally friendly homes. There is no desire for any more large 'executive' homes, in fact there were strong views expressed against recent large single developments. Residents want a mix of affordable market and private homes.

5.2.10. Vivid Homes (previously Sentinel Homes) are the only provider of social homes in Kingsclere. Vivid confirm that despite the recent development of 8 homes in Longcroft Road, there has been no net gain in social homes in Kingsclere as their properties at Elm Grove had to be sold in 2014. Other social houses on Swan Street were also sold in 2013 and 2014. As at July 2017 B&DBC had 44 households on its Housing Register for rented affordable housing with a defined local connection to Kingsclere. Of these, the needs of 42 households could be met through one and two bedroom accommodation. Seven households were known to be seeking other forms of affordable housing and affordable home ownership in Kingsclere (Help to Buy South Register: August 2017).

5.2.11. Consultation with five local estate agents confirm that all house types sell well in Kingsclere. It is a much sought after village for all property types.

5.2.12. Policy CN1 of the Local Plan requires at least 40% of affordable housing on all market housing sites.

- 5.2.13. **K2 Policy intent:** To ensure the mix of housing reflects local character and ensures affordable housing reflects a mix of tenures and sizes, are made available to local people and meets local needs.

#### Policy K2 Provision of Housing to Meet Local Needs

All proposals for new housing development must demonstrate how the types of dwellings provided will help ensure a balanced mix of housing for Kingsclere, particularly through the provision of homes designed for smaller households including one, two and three bedroom accommodation and accessible purpose-designed homes for older people.

In all new housing developments providing affordable housing the occupancy of all affordable homes will be prioritised for households with a local connection with the parish of Kingsclere, as defined by the Basingstoke and Deane Borough Council Housing Allocations Scheme and any relevant planning policy guidance.

All affordable homes must be well integrated with market housing.

### 5.3. Housing provision for older people

- 5.3.1. Data from the census for Kingsclere (see Section 3.7.1) demonstrates that the population is getting older, resulting in an increasing need for housing provision for the elderly within the Parish. The village currently has sheltered accommodation at Rose Hodson Court and Feilden Court. The private flats in Garrett Close are for residents aged 55+. Rose Hodson Court and Feilden Court are both substantially over subscribed and operate waiting lists for prospective residents.

- 5.3.2. Many residents are content to continue living in their homes well into retirement, others, however, would like to downsize into smaller more suitable accommodation. Out of 78 responses to the questionnaire circulated in 2014, 32 residents stated that bungalows were needed to meet future housing needs, and 25 stated that small privately owned houses were needed. The stock of smaller houses has been much reduced over the last 30 years as there has been limited new build of smaller homes and many residents have extended their existing properties

- 5.3.3. **K3 Policy Intent:** To ensure the housing needs of older people within the Parish are adequately met by future development.

#### Policy K3 Housing for Older People

Planning applications which address the local housing need of elderly and infirm residents will be permitted where they meet a proven identified need and where the location is appropriate in terms of access to the facilities and services in the village along with access to public transport.

### 5.4. Design

- 5.4.1. The village of Kingsclere has an attractive character which derives much from the wealth of historic buildings and newer development which make good use of local materials and architectural traditions. The NDP wishes to protect and enhance this high quality environment. In addition to design policy at national, Local Plan and NDP level, decisions on planning applications will have regard to the Kingsclere Village Design Statement (2002) which is a valuable source of information and guidance on the built character of the local area.

- 5.4.2. A Visual Impact Statement may be needed to maintain views, vistas or panoramas within or from the built environment or open space, or in the countryside. This statement will be

required to set out how the natural beauty, tranquillity and special qualities of the North Wessex Downs AONB has been considered.

**5.4.3.K4 Policy intent:** To ensure the design and density of development sites and individual units are sensitive to their locality and sympathetic to the community and its heritage and to promote environmental sustainability.

#### Policy K4 Good Quality Design

All new development should demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment. Large areas of uniform type and size of housing will not be acceptable. Where appropriate and relevant to the development proposed, planning applications will be permitted where they:

- a) Have regard to the guidance in the Kingsclere Village Design Statement (2002);
- b) Have regard to the Kingsclere Conservation Area Appraisal and Management Plan Supplementary Planning Document (2017) for those developments which are within or effect the setting of the Conservation Area;
- c) achieve high quality design that respects locally distinctive patterns of development in respect of scale, character and the siting of buildings within a plot and;
- d) respect established building set back and arrangements of front gardens, walls, railings or hedges and;
- e) incorporate plot boundary treatments of local materials such as brick, flint and hedging, especially where these are prominent in the streetscene and;
- f) relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street and;
- g) use good quality materials that complement the existing palette of materials used within the village and;
- h) continue the tradition of incorporating interesting and sympathetic details in new development and;
- i) take opportunities to retain and reinstate architectural features and;
- j) adopt the principles of sustainable urban drainage and;
- k) meet the requirements of 'Secure by Design' to minimise the likelihood and fear of crime and;
- l) integrate biodiversity features within the development, including built features for birds and bats, soft landscaping features, and areas managed for biodiversity and access within the development site and;
- m) provide sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape and;
- n) take every opportunity, where practicable and viable, innovate to achieve low carbon design and incorporate features that improve environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation.

Planning applications should demonstrate how they have addressed the need for high quality design by means of a design and access statement, heritage statement and/or a visual impact statement where required by local or national information requirements.

5.4.4. Artificial lighting schemes are a consideration for new residential development and can often give rise to unwanted impact (such as on local amenity, intrinsically dark landscape and nature conservation) and in the worst cases statutory nuisance.

5.4.5. Examples of good practice would be:

- 'Curfews' or automatic timers;
- Proximity 'PIR' sensors, timers or additional shielding or coving, including angling front surfaces of lights to the horizontal;
- Different surface types to reduce the amount of reflectivity.

5.4.6. **K5 Policy Intent:** To ensure all new development, including external domestic and street lighting schemes on new developments, is sensitive to the local environment, and to the proximity of the North Wessex Downs AONB

#### Policy K5 External Lighting

Planning applications involving external lighting will be permitted where lighting is limited to the minimum required for security and working purposes and pollution from glow and spillage is minimised to help protect rural character and dark night skies.

Development proposals must demonstrate that all opportunities to reduce light pollution have been taken.

Habitats, particularly woodlands, should not be considered as 'natural shield' to lighting, because of the impact on unlit habitat.



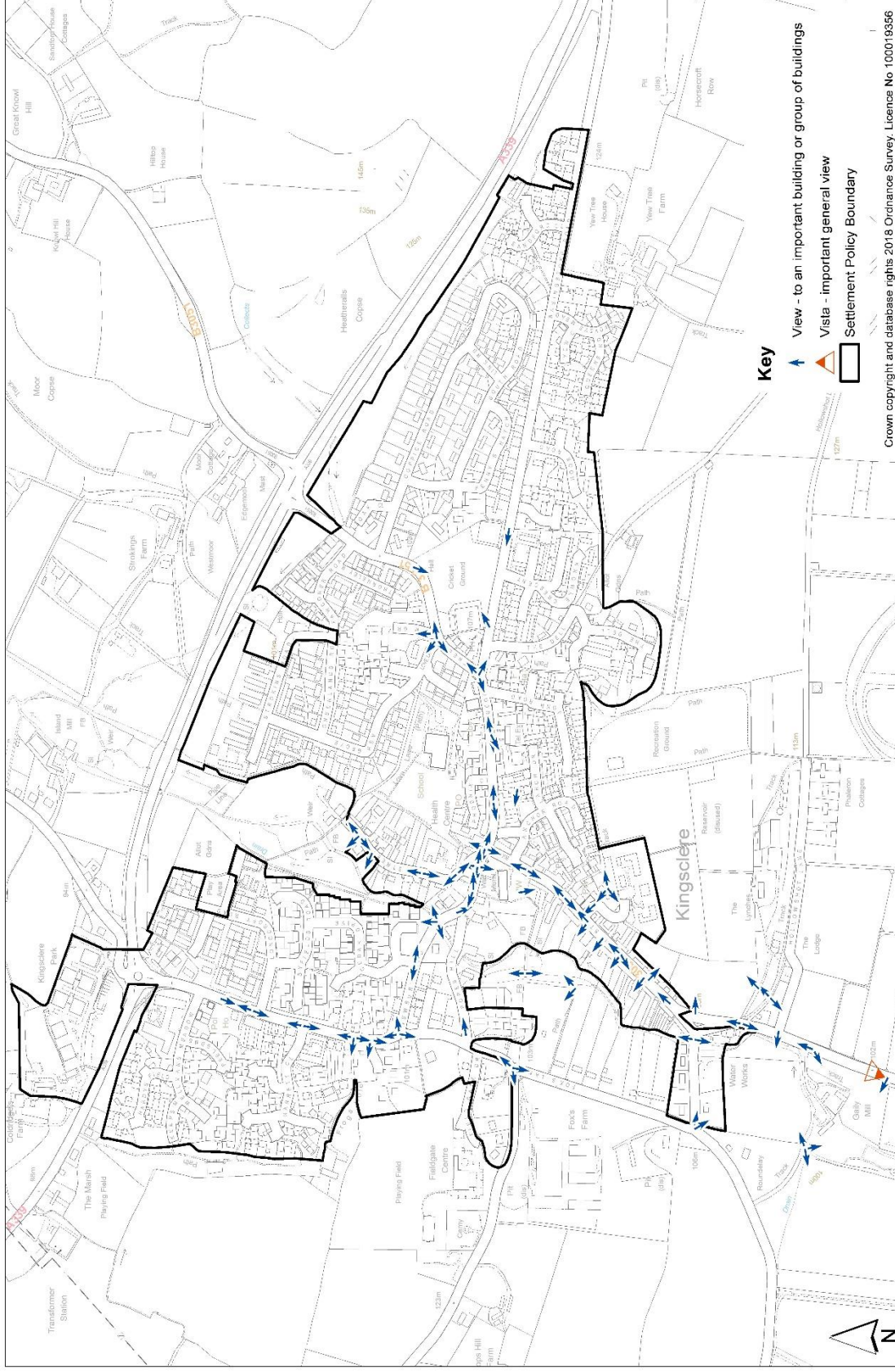
#### 5.5. Landscape Character and Trees

5.5.1. The Parish benefits both aesthetically and environmentally from trees, particularly those that are very mature. It is fundamental that these trees are protected as these can be the most difficult to maintain and replace if lost.

5.5.2. Steady loss of trees in small numbers could be just as devastating to our community and its wildlife as large scale loss. While the individual impact of losing a few trees may not be too serious, collectively it can become significant both socially and ecologically.

5.5.3. Map 5 shows the important views and vistas identified in the Kingsclere Conservation Area Appraisal and Management Plan Supplementary Planning Document (2017).

**Map 5: Important views and vistas**



**5.5.4.K6 Policy intent:** To ensure new development and extensions to existing properties respect the character of Kingsclere. To retain and protect the green and leafy character of our area, in particular to ensure views are protected so as not to adversely affect Kingsclere's setting and surrounding countryside.

#### Policy K6 Reinforcing Kingsclere's Landscape Character

Planning applications will be permitted where they:

- a) respect the character and quality of the countryside, as described in the B&DBC Landscape Assessment (2001), so that the function as a resource for informal, quiet recreation can continue. Future development should respect the character and settlement pattern of the village by having regard to the B&DBC Landscape Assessment (2001) and Kingsclere Village Design Statement (2002);
- b) do not detrimentally affect the important vistas and views identified in the Kingsclere Conservation Area Appraisal and Management Plan Supplementary Planning Document (2017) and indicated on map 5;
- c) respect the local character and historic and natural assets of the surrounding area, and take every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place;
- d) incorporate, wherever possible, locally distinctive features;
- e) respect local landscape quality; and
- f) respect the open spaces within Kingsclere which contribute to its distinctive character.

5.5.5. Native species are more likely to be able to support local wildlife and pollinators specific needs than non-native species, and therefore make a positive contribution to Kingsclere's biodiversity. Section 3.2.12 sets out a list of tree and hedgerow species provided by Kingsclere's Tree Warden that are characteristic of the local area. The need to use native plants within development sites is particularly important to Kingsclere given the village's rural character and location in respect of the North Wessex Downs AONB. Sensitive native planting schemes are key to protecting this area from invasive, non-native species and pests and diseases which may threaten its unique landscape character.

5.5.6. Climate change is however, likely to change the geographical range and natural distribution of species in the future. Our tree species are already under threat from a range of pests and diseases, exacerbated by climate change. In planning new developments, landscape specialists will also therefore need to consider what species are currently characteristic of Kingsclere and balance this with the likely future impacts of climate change on native species.

5.5.7. The Royal Horticultural Society provides a list of native trees.  
<https://www.rhs.org.uk/advice/Profile?pid=848>

5.5.8. All proposals under this policy must meet British Standards 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' or any future amendment or replacement of this standard.

**5.5.9.K7 Policy intent:** To retain our existing stock of protected and mature trees and encourage the planting and maintenance of additional trees. To retain mature and/or species rich hedgerows particularly where these form important visual barriers to development or contribute to the rural character of the village. To encourage the planting of native hedges within new developments in place of hard landscaping features. To protect trees of recognised importance and/or those which contribute to cultural values so that they are retained for the benefit and enjoyment of future generations of local residents

and wildlife.

### Policy K7 Protecting Mature Trees and Hedgerows and Enhancing Rural Character

Planning applications will be permitted where:

- a) they seek to retain important trees, groups of trees or woodland on site.
- b) if trees and hedgerows are proposed to be lost or may be affected, a tree survey and satisfactory tree protection plan and where necessary an arboricultural impact assessment and a satisfactory method statement are provided. Where loss of trees as a result of a development proposal is unavoidable, replacement planting of trees of equivalent species and amenity value should be incorporated as part of the scheme;
- c) they include the planting of additional trees if possible and appropriate, particularly native species that are in keeping with the character of the area that will be resilient to predicted impacts of climate change;
- d) they include planting that contributes to the biodiversity of the area and support green corridors where possible and appropriate;
- e) they are accompanied, where appropriate, by an indicative planting scheme to demonstrate an adequate level of sustainable planting can be achieved; and
- f) appropriate provision is made for the long term maintenance of trees and hedgerows within the site.

## 5.6. Community Infrastructure

5.6.1. Kingsclere has a range of services and facilities that are important for local people and the viability of thriving village life. Services, such as shops, the primary school, St Mary's Church and Kingsclere Medical Centre are a fundamental part of village life, as are community buildings, such as the Village Club, the Fieldgate Centre and the Scout Hut.

5.6.2. Green spaces are an important part of the character of an area and Kingsclere benefits from a number that not only provide a setting for some significant trees but also contribute to the distinctive character of village. However, B&DBC's Green Infrastructure Assessment identifies Kingsclere as having a lack of green spaces. Although there are four children's play areas and two sport pitches in the village, these are underfunded and in need of repair. Informal green space is also lacking. Policies K14 and K15 seek to address this by provision of further informal green space however, planning obligations or use of the Neighbourhood Fund element of the CIL could be used, where this is in line with the Borough Council's R123 list and / or meets the Government regulations on the use of planning obligations. These could be used to improve not just the provision of green spaces but other key B&DBC Green infrastructure objectives such as enhancing pedestrian access and links to existing formal green spaces as well as safe pedestrian access to the wider countryside surrounding the village and parish.

5.6.3. The Recreation Playground equipment has recently been refurbished as it was becoming progressively more unsafe. This is the only playground in the village which is owned and maintained by the Parish Council. The equipment is now over 25 years old and will eventually need replacing. Risk assessments are produced by B&DBC on a weekly basis. If the risk level gradually increases and the equipment shows signs of wear and tear, grant funding will need to be sought. If funding is not forthcoming, the playground will have to be closed if any one item on the weekly assessment is considered to be 'high risk'.

5.6.4. It is important that both the B&DBC and Kingsclere allocations of CIL investment and developer contributions under S106 are used to address the areas which residents have identified as a priority. B&DBC administer the CIL with 25% going to NDP areas (the

Neighbourhood Fund) to aid funding types of infrastructure that support the development of the area. Section 106 agreements will be used to secure planning obligations where appropriate.

5.6.5. The following CIL policy is intended to set out the projects which the community has identified as priorities through the consultation process. Some of the projects have been raised at Parish Council level prior to the Neighbourhood Planning process, others have arisen throughout the process and resulting consultation. It is recognised that these projects cannot be delivered directly by the Kingsclere NDP; however, this section is intended to set out the priorities and process by which these projects could be delivered. It is intended that a future Parish Council could identify which should be prioritised and the timescales for delivering the projects.

5.6.6. The consultation process involved two questionnaires which were delivered to every household in the Parish. There was also extensive consultation through social media and the Plan website as well as monthly briefings from the group in the Parish magazine, The Kingsclere Tower. The group have held two public meetings and comments from both these and the questionnaire have helped the following policies evolve.

5.6.7. Data from village questionnaires shows that new community buildings and facilities are not a priority for the village, indeed residents feel that existing community buildings are under-used and worthy of investment. The Fieldgate Centre was commented on frequently by residents due to under-use, financial problems and a need for refurbishment. Residents also commented on the lack of gym and youth facilities in the Parish. The lack of Youth Club provision has been an ongoing issue for some time. A Parish poll was held in 2010 seeking resident's views on a new building to house a Youth Club and Busy Bees pre-school at which 33.6% of the public voted. The result was 493 in favour and 376 against, a majority of 117, however the project did not continue at that time due to withdrawal of funding.

5.6.8. **K8 Policy intent:** To ensure CIL funding and other income from developments is spent on the projects which are most supported by the community and most reflective of the community's current needs.

#### Policy K8 Support for Community Infrastructure Projects

The Neighbourhood Development Plan identifies the following strategic infrastructure projects as desirable to receive funding from the Kingsclere Parish Council allocation of the Neighbourhood Fund (in no particular order):

- a) The Recreation Ground playground equipment;
- b) Refurbishment / redesign of the Fieldgate Centre including outdoor equipment and playing fields;
- c) Provision for a dedicated space for the Youth Club and/or other youth facilities within the curtilage of existing community buildings;
- d) Provision of further informal green space within the Parish; and
- e) Provision of gym facilities in the Parish.

The Neighbourhood Development Plan identifies the following strategic infrastructure projects as desirable to receive funding from Basingstoke and Deane Borough Council, or Hampshire County Council:

- a) Improvements to safe pedestrian use of the A339; and
- b) Improvements to the safety of the junction on the A339/Ashford Hill Road

### 5.7. Infrastructure

5.7.1. In order to meet the needs of the community and contribute to sustainable growth, stakeholders will need to ensure existing infrastructure is not overburdened by development and existing facilities are improved or new infrastructure is provided where possible and

necessary. This includes publicly owned facilities such as public utilities, the highways network and healthcare, education and leisure services, as well as privately owned infrastructure such as local shops, pubs and businesses which serve the public. In an ever more connected world, the importance of technological infrastructure, in particular high-speed broadband connections cannot be overstated.

- 5.7.2. The centre of the village has several shops and pubs which serve not only the local community, but people from outlying villages. They play an important role in allowing the community to thrive and be self-sustaining as well as providing employment to village residents. However, the shops are in competition with the several large retail outlets located in nearby Basingstoke, Newbury and Tadley. The Post Office has recently closed and been relocated to Swan Street Stores. Closure of shops and other village facilities would be detrimental to the overall sustainability of Kingsclere and would probably reduce accessibility and choice of facilities, particularly for elderly people.
- 5.7.3. The historic nature of the centre of Kingsclere makes it difficult to accommodate additional shops but retention of existing outlets is crucial to maintain the viability of the village, therefore change of use for these amenities will not be approved unless it can be proved that, on balance, the community would benefit.
- 5.7.4. KPC will work with stakeholders to review the expenditure of CIL funding, developer contributions and expenditure on Infrastructure Projects, and will keep the list of priorities up to date and manage expenditure in line with community priorities. New and improved utility infrastructure will be permitted in order to meet the identified needs of the community, subject to other policies in the NDP.
- 5.7.5. As identified by the business community and residents, high quality communications infrastructure is essential for sustainable economic growth and community integration. Availability of higher broadband speeds within Hampshire is improving with money from central Government and HCC, however the NW Hampshire Broadband Summit confirm that the installation of broadband does not always feature in developer proposals.
- 5.7.6. **K9 Policy intent:** To ensure all new developments have high quality communications infrastructure through the provision of high Broadband speeds.

#### Policy K9 Provision of Good Broadband Connection

Where relevant, proposals for new developments must provide a Connectivity Statement setting out how the development will help achieve a fibre optic connection to the nearest connection chamber in the public highway. Wherever possible the development must provide suitable ducting to enable more than one service provider to provide a fibre connection to the development.

- 5.7.7. It is important to retain the existing stock of commercial premises within the village as they tend to attract other retailers and visitors as well as providing essential supplies for residents who are not very mobile. The Village Design Statement (2002) acknowledges that many former shops have been converted to private dwellings but those that remained were generally thriving. Since the Design Statement was written a few shops have closed, but their premises have reopened as another business.
- 5.7.8. Map 4 in section 3.5 shows the boundary of the Conservation Area. The Village Design Statement acknowledges that Kingsclere is fortunate in having a variety of shops and businesses which attract many visitors from outside the village. In the main, shops and small businesses have favoured restrained fascia boards, external lighting and window displays which are appropriate to the village setting.
- 5.7.9. Shop fronts, restaurants, pubs and business premises within the Conservation Area are expected to preserve a traditional appearance. Future planning applications for

development including signage and/or advertisements which preserve or enhance the Conservation Area will be supported. Fascias and projecting signage should be kept to a minimum necessary and should normally be illuminated by external spotlights. Neon signage will not be supported unless it can demonstrate a positive contribution to the Conservation Area.

5.7.10. In all cases, advertisements and signage will be expected to be of a high standard of design, located on and relate well to the businesses they serve and be in character and keeping with the street where they are located.

5.7.11. **K10 Policy intent:** Ensure that business within the Conservation Area are sensitive to their surroundings.

#### **Policy K10 Design of Local Shops, Pubs and Businesses in the Conservation Area**

Business premises within the Conservation Area should have regard to guidance in the Kingsclere Village Design Statement (2002) and the Kingsclere Conservation Area Appraisal and Management Plan Supplementary Planning Document (2017). The design, materials and detailing of shopfronts and frontages should preserve or enhance the character of the area.

5.7.12. **K11 Policy intent:** To encourage development of rural businesses whilst safeguarding premises and not having adverse impacts on landscape, roads and residents.

#### **Policy K11 Re use or Conversion of Agricultural and other Rural Buildings for Business Purposes**

Planning applications for the re-use or conversion of permanent agricultural and other rural buildings outside the settlement policy boundary for business purposes will be permitted subject to the following criteria:

- a) The proposals would be well designed and would not have significant adverse environmental impacts on the surrounding rural landscape or adversely affect protected species;
- b) The proposals would not have adverse impacts on the local road network;
- c) The proposals would not cause unacceptable conflicts with agriculture and other land based activities;
- d) The proposals would not have significant adverse impacts on the amenities of neighbouring residents;
- e) The proposals seek, where possible, to sustain any historic, architectural or archaeological interest the building may have either individually or through association with one or more other heritage assets, unless unavoidable harm is justified on the basis of public benefits including enabling the building's optimum viable future use.

## **5.8. Environment and Ecology**

5.8.1. Protecting Kingsclere's environment was one of the top priorities for residents stated through the questionnaires and comments. Kingsclere's varied landscape and rural nature is reflected in the wide range of habitats found within the village and around the Parish, and the wildlife that people see.

5.8.2. Kingsclere has 19 recorded protected and notable species. Recently there have been

initiatives within the village to encourage further wildflower areas to develop. St. Mary's Church has developed a wildflower meadow which now includes many rare and significant species and the Parish Council manages a chalk downland Wildflower Meadow area on the Recreation Ground. Both are now designated as a Site of Importance for Nature Conservation. There has also been a significant bulb planting programme in recent years.

5.8.3. Biodiversity is valued by people within the Parish, and in line with the NPPF (para 118), we wish to see it conserved and enhanced, particularly for farmland birds, other protected and rare/notable species as well as other important species in decline such as bees and hedgehogs.

5.8.4. Proposals to encourage biodiversity on sites that would be supported by residents include:

- a) Wildlife-friendly features in new or modified buildings, including the greening or greening of flat roofs;
- b) Soft landscaped features such as hedges rather than hard landscaped features such as fences;
- c) Wildlife friendly boundary treatments with openings to allow wildlife to move through garden spaces;
- d) Erection of appropriate bird nesting boxes and bat boxes or other features;
- e) Provision of local nature reserves; "pocket parks"; wildlife friendly green infrastructure; or bio diverse green spaces; and
- f) Retention of hedges, trees and semi natural habitats within developments.

5.8.5. Policy EM4 of B&DBC's Local Plan specifies the biodiversity criteria against which development proposals will be assessed. This policy will be applied when considering new development proposals in Kingsclere.

5.8.6. Throughout the village, the utmost importance has been placed on ensuring all plants added and maintained to increase biodiversity and ecological value have been native and not invasive non-native species. The planting of additional trees and native species is covered in policy K7.

## 5.9. Traffic and Parking

5.9.1. The village of Kingsclere has developed along the axis of the former A339 (Basingstoke Road, George Street and Newbury Road) running generally east-west and the B3051 (Ashford Hill Road and Swan Street) running generally north-south. With the opening of the A339 bypass in the early 1980s the majority of the east-west through traffic was removed from the village. Development of the centre of the village along George Street and Swan Street and the eastern end of Newbury Road took place in the days of the horse and cart resulting in roads that are not suitable for modern traffic particularly heavy goods vehicles (HGVs).

5.9.2. Some of the main concerns identified during the consultation process were:

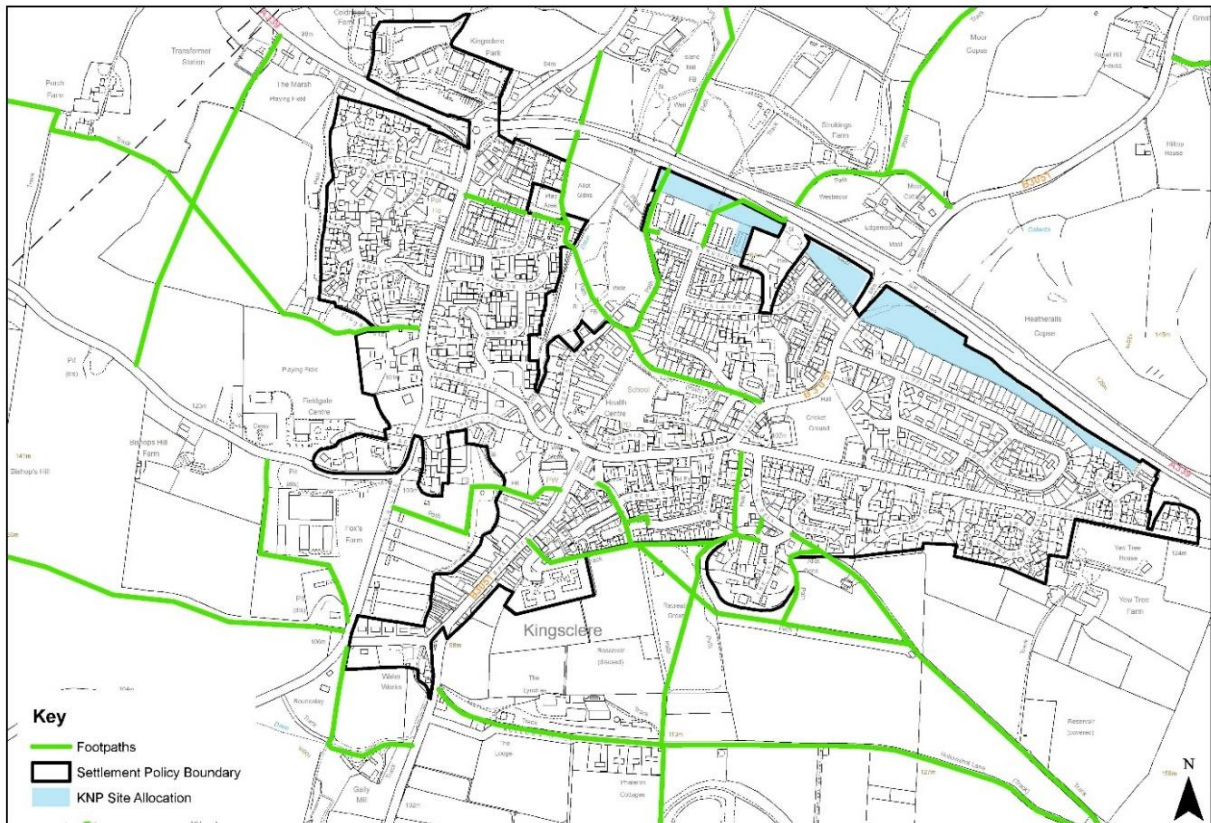
- a) the number of heavy goods vehicles passing through the village;
- b) speeding within the village;
- c) insufficient parking facilities

5.9.3. The issue of HGVs through the village, particularly Swan Street, has been a concern of KPC for a number of years. Representations to Hampshire County Council (HCC) resulted in a study being carried out in October 2013 to identify the number of HGVs which passed through the village unnecessarily and which could have used alternative routes (see summary of report in evidence base). The study concluded that more than 95% of HGV traffic using routes through Kingsclere had origins or destinations in or around village and

so had a legitimate reason for travelling through the village.

- 5.9.4. The data gathered was over a very short period, and, as the movement of HGV's is often cyclical, dependent on projects that are being carried out near other villages and towns such as Whitchurch, more extensive data would be helpful. HCC have no funding available to provide additional surveys, so a project to use volunteers from local residents to survey traffic movement through the village over a period of two weeks at three different times of the year is recommended. Once this data has been collated, it will be possible to liaise with Hampshire County Council to improve traffic movement.
- 5.9.5. The A339 carries significant volumes particularly at peak times and the planned developments in Newbury (Sandleford) and Basingstoke (Manydown), as well as at Greenham Common will increase traffic using the A339. This will have an impact on the junctions serving Kingsclere particularly the A339/B3051, where concerns regarding its safety have already been expressed.
- 5.9.6. Speeding within the village has been a concern for a number of years, and with support from KPC, a Community Speed Watch group has been formed. Results from their work have been relayed to the police and have shown that there is a significant minority of vehicles exceeding the speed limit, some excessively. Roads with particular speeding problems are Basingstoke Road, Newbury Road, George Street and Fox's Lane. The Parish Council has been exploring the possibility of introducing a 20mph speed limit in parts of the village. HCC is currently carrying out a number of 20mph pilot studies in villages and the results from these will determine whether 20mph speed limits are appropriate for Kingsclere.
- 5.9.7. Parking within the village has been identified as a problem. Off-street public parking is available at Anchor Yard; the bowls club (Ashford Hill Road) and the Fieldgate Centre (weekdays only). Limited on-street parking is available in the village centre.
- 5.9.8. Many of the older properties in the village do not have dedicated off-street parking places. This results in the Anchor Yard car park being used for residential parking making it rarely available for shoppers' parking and 24 Swan Street being used as an unofficial overnight car park for residents of Swan Street.
- 5.9.9. The concentration of commercial premises on Swan Street (grocery shops, chemist, hairdresser etc.) results in insufficient on-street parking for users. This leads to unsafe parking on double yellow lines.
- 5.9.10. There is limited parking available for people working in the village centre businesses, although the Fieldgate Centre offers free all-day parking. Additionally, the Health Centre car park, which also serves the Crown Public House during their opening hours, does not have the required capacity to cope with the numbers visiting the surgery and the dentist.
- 5.9.11. Parking for the 'school pick-up' causes problems, with the bowls club car park providing the nearest off-street parking. The residential streets close to the school experience quite significant difficulties with parking at the morning and afternoon school run times.
- 5.9.12. Many of the issues outlined above cannot be addressed directly through the NDP and suggested solutions are included as a specific project set out in Appendix 1.
- 5.9.13. Pedestrian walkways are sought to ensure that new development does not exacerbate the traffic and parking problems outlined above. New development should comply with the Department for Transport's Manual for Streets as well as HCC's Companion document to the Manual for Streets. Pedestrian access is fundamental in safeguarding the rural character of the village by encouraging walking and sustainable forms of transport as well as preventing vehicle damage to heritage assets and historic buildings. The NDP seeks to encourage the community to engage in walking in order to promote healthy living, prevent dangerous air pollution and combat environmental and ecological damage caused by climate change. Map 6 shows current footpaths in Kingsclere village'.

## Map 6: Kingsclere Footpaths



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Scale: 1: 7,500

**5.9.14. K12 Policy intent:** To ensure development provides safe pedestrian access to village amenities and encourages walking where possible.

### Policy K12 Pedestrian Walkways

Where relevant, new development should provide safe pedestrian access to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops, the village centre and school.



5.9.15. **K13 Policy intent:** To ensure parking is sensitively designed within development sites to reflect and enhance rural character.

#### Policy K13 Parking

Parking provision for new residential development should:

- a) be in accordance with Basingstoke & Deane Borough Council's adopted parking standards;
- b) be designed so that it fits in with the character of the proposed development;
- c) respect the character and design of the dwelling it serves;
- d) where possible, set garages back from the street frontage; and
- e) where possible, locate parking between houses (rather than in front) so that it does not dominate the street scene.

### 5.10. Sport and Green Spaces

5.10.1. Kingsclere is surrounded by beautiful countryside. Walking and cycling are popular, and there is good access from the village to the local beauty spot, Watership Down. Within the village there is a range of Green Infrastructure assets which include:

- a) The recreation ground; four children's play areas; Allotments;
- b) Fieldgate Centre Playing Fields; Holding Field;
- c) Open access land on Watership Down & car park; and
- d) Public footpaths, popular circular walks, and two Long Distance Footpaths.

5.10.2. Although Kingsclere benefits from formal green spaces including a variety of different sports pitches and play areas, B&DBC's Green Infrastructure Strategy (2013) has assessed the village as lacking informal green space. Kingsclere was identified as having "the greatest deficiency" of multi-functional green space within the rural settlements of the Borough with only 5 metres squared per person, "significantly below" the standard of 20 metres squared per person. The Green Infrastructure Strategy (2013) can be viewed at: <https://www.basingstoke.gov.uk/rte.aspx?id=354>

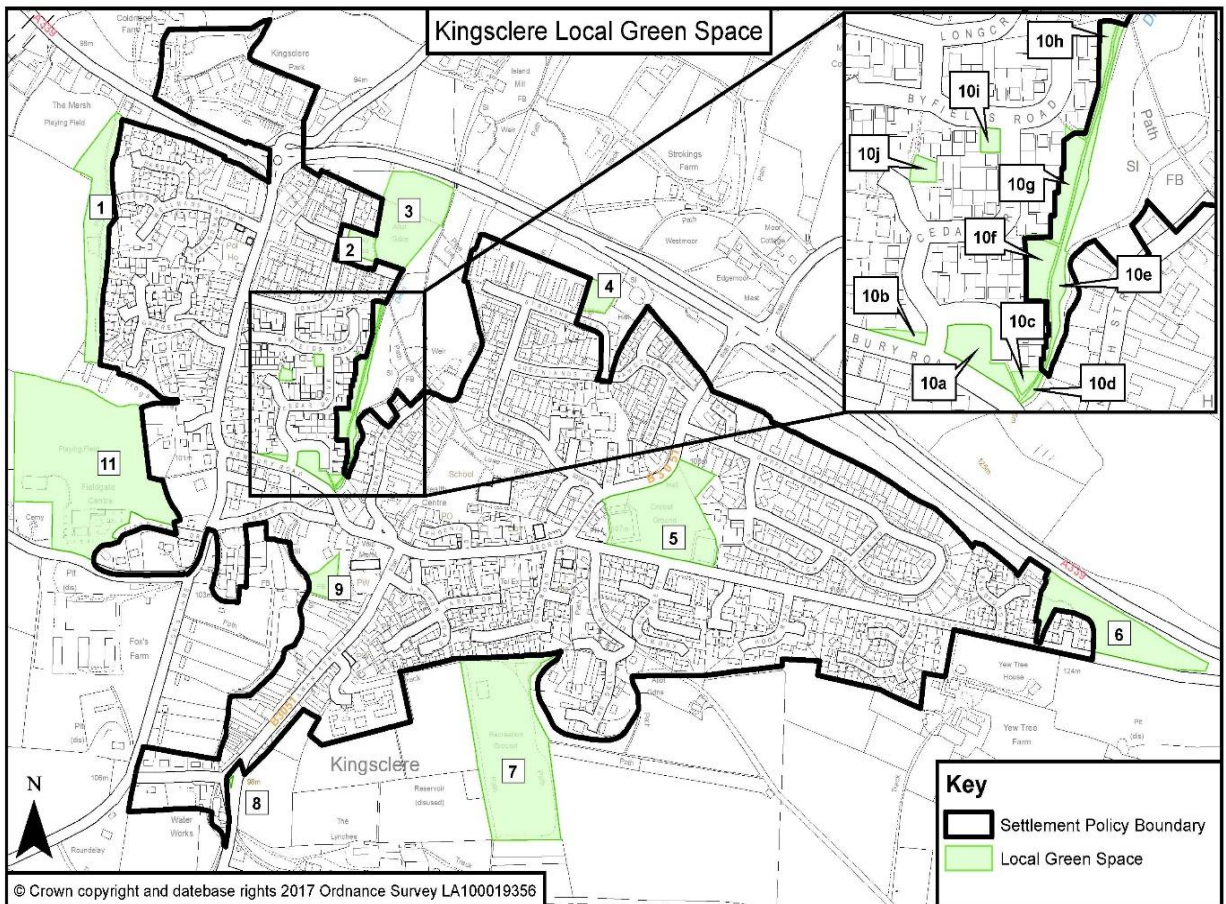
5.10.3. The following policies seek to improve Green Infrastructure by support for provision of further informal green space within the village. New green spaces should increase Kingsclere's green space assets and add to the character of the development and the village with the objective of promoting health and wellbeing for residents as well as protecting and promoting the natural environment.

5.10.4. Issues include:

- a) Children's play areas need modernising and refurbishment, based on local opinion and condition surveys undertaken by the Parish Council;
- b) No dedicated Youth Club for teenagers since the fire which demolished the old building; and
- c) A lack of informal greenspace (B&DBC Green Infrastructure Strategy).

5.10.5. The following map shows all the Local Green Spaces. Individual maps can be found at Appendix 3. Table 1 sets out the reasons for designation.

## Map 7: Local Green Spaces



**Table 1: Local Green Spaces**

| Site  | Reason for designation  |
|---|---|
| <p>1 West of Keeps Mead &amp; Garrett Close (owned by B&amp;DBC)<br/>Appendix 3, map 1</p>                            | <ul style="list-style-type: none"> <li>• Site has significant green infrastructure value for the local community. It is accessible green space, which is lacking in Kingsclere according to the B&amp;DBC Green Infrastructure study. It has an informal permissive footpath running through it, which is not on the definitive map, and therefore not afforded public Right of Way status.</li> <li>• Site forms part of several popular walks, linking to circular routes on public rights of way into the AONB and to Echinswell, and also provides a safe off-road route for residents into the Fieldgate centre.</li> <li>• Contains a children's playground, maintained by B&amp;DBC, one of four in the village.</li> <li>• Several trees of significance to the village with TPOs.</li> <li>• Landscape value, providing a soft landscape buffer from the AONB and surrounding roads, denoting the edge of the village, and helping Kingsclere keep its rural character.</li> </ul> |
| <p>2 Longcroft Rd. playground (owned by B&amp;DBC)<br/>Appendix 3, map 2/3</p>  | <ul style="list-style-type: none"> <li>• One of four children's playgrounds surrounded by mature trees maintained by B&amp;DBC.</li> <li>• Together with the allotment site &amp; orchard (3) and Gailey Brook open space (10) and nearby footpaths, this site forms part of a locally significant network of green infrastructure.</li> <li>• Landscape value: the site is within an estate with a significant proportion of social housing, important as a green space and helping protect the rural character.</li> </ul>  |
| <p>3 Community Orchard site, Pony Paddocks &amp; allotments (owned by the Parish Council)<br/>Appendix 3, map 2/3</p> | <ul style="list-style-type: none"> <li>• Together with sites 2 and 10, and public rights of way, this site form part of a broader network of green infrastructure. Kingsclere Parish Council approved a proposal for a community orchard in January 2017. This will provide a much needed informal green space in the village and will improve the amenity and biodiversity value of the site (formerly pony paddocks with no public access). The site was gifted to the Parish via s106 agreements following development.</li> <li>• The allotment site is of long standing in the village. There is a waiting list for the allotments which are popular and in constant use. It is one of two allotment sites in the parish.</li> </ul>   |
| <p>4 Strokins Rd. playground (owned by B&amp;DBC)<br/>Appendix 3, map 4</p>   | <ul style="list-style-type: none"> <li>• One of four children's playgrounds, maintained by B&amp;DBC, surrounded by mature trees; popular with good facilities and well used by local residents.</li> <li>• Together with the Site of Importance for Nature Conservation directly adjacent to the site, and public rights of way, this site forms part of a locally important network of green infrastructure.</li> </ul>   |

| Site | Reason for designation   |
|------|--|
|      | <ul style="list-style-type: none"> <li>Land adjacent to Strokins Road is allocated for development within this plan. It is important to protect this site to help ensure that development in this part of the village is sustainable.</li> </ul>   |
| 5    | <ul style="list-style-type: none"> <li>Within the Conservation Area</li> <li>An informal public open space maintained as amenity</li> <li>Used for informal recreation, sports, events, and the</li> <li>On foot access to the site directly from the Coppice</li> <li>Landscape Value: The site is surrounded by thick</li> </ul>   |
| 6    | <p>Basingstoke Rd. (owned by B&amp;DBC and was obtained as a public open space through an S106 agreement) Appendix 3, map 6</p> <ul style="list-style-type: none"> <li>Provides informal accessible open space for residents at the eastern end of the village, which is furthest away from public rights of way networks and other accessible sites</li> <li>Landscape value: helps to maintain Kingsclere's rural character at a key 'gateway' point into the village, and adjacent to the AONB boundary.</li> <li>Cannot be developed due to s106 restrictions</li> </ul>   |
| 7    | <p>The Dell Recreation Ground ( owned by the Parish Council) Appendix 3, map 7</p> <ul style="list-style-type: none"> <li>Second largest formal greenspace accessible from the heart of the village, with one of the four children's playgrounds, maintained by the Parish Council, and also contains a sports playing field and a meadow managed for biodiversity and designated as a Site of Importance for Nature Conservation.</li> <li>Forms part of a well-used network of green infrastructure in combination with the many footpaths in this part of the village.</li> <li>Landscape value: stunning views across the Park House horse racing grounds to the White Hill escarpment. Visible from the AONB. The rising ground in this part of the village makes development almost invisible from White Hill, protected key views from the AONB.</li> <li>Biodiversity value from the well-maintained SINC chalk remnant grassland, bounded by thick hedgerows with mature trees, and linked with other habitats including scrub and grassland.</li> <li>Helps to maintain Kingsclere's rural character.</li> <li>The recreation ground is present on the 1894 OS map shown in the Kingsclere Conservation Area Appraisal.</li> </ul> |

| Site  | Reason for designation  |
|---|---|
| <p>8 Pound Green, original village 'pound' on the junction of Swan Street &amp; Winchester Road which is of (unknown ownership) Appendix 3, map 8</p> | <ul style="list-style-type: none"> <li>• Small village green within the Conservation Area towards the southern edge of the village.</li> <li>• Helps maintain Kingsclere's rural character at a key 'gateway' into the village and is an important part of the historical setting.</li> <li>• Helps provide an off road for pedestrians at a traffic pinch point with no pavement, and a safe link to well-used public rights of way and to and from the village.</li> <li>• Together with access to Gailey Brook, and links to rights of way stream</li> <li>• Of historical importance as a village pound, used to 'impound' stray animals. Marked as a pound on the 1894 OS map in the Kingsclere Conservation Area Appraisal.</li> </ul>  |
| <p>9 The Malthouse Open Space behind St. Mary's Church (owned by B&amp;DBC) Appendix 3, map 9/10</p>  | <ul style="list-style-type: none"> <li>• This space is adjacent to and connected to the churchyard which forms the focal point of the village, comprising informal open space, benches, and an interesting pond-type feature which is actually connected to the stream, and fed by chalk springs.</li> <li>• Central to the village, within the Conservation Area, and an important landscape feature, contributing to Kingsclere's rural character.</li> <li>• A well-used space important as part of the green infrastructure network, which connects up to public rights of way providing views along Gailey Brook and views across the historic fishponds to the rear of properties fronting Foxes Lane and Swan Street. Popular 'destination' for families with young children to feed the ducks.</li> </ul>   |
| <p>10 Newbury Rd./Cedar Drive open space with mature trees (owned by Tower Hill Residents Association) Appendix 3, map 9/10</p>                       | <ul style="list-style-type: none"> <li>• Green spaces associated with the Tower Hill estate centred on Cedar Road and Byfields Road dating from the late 1960s.</li> <li>• Includes a significant area of amenity landscaping with mature and semi-mature trees fronting the Newbury Road. This area is included in the Conservation Area. It helps to soften the edge of this more modern housing estate, and blend in better with the historic buildings of the adjacent Conservation Area.</li> <li>• Links to and includes accessible open space adjacent to Gailey Brook, providing the longest stretch of access to this picturesque feature of the village.</li> <li>• Links to and includes other pockets of amenity landscaping within the estate, which help to protect Kingsclere's rural character.</li> <li>• Biodiversity value along Gailey Brook, which starts as a chalk stream before hitting clay to the north of the village. This green space helps to provide open and dappled shade habitats along the stream, which is</li> </ul> |

| Site  | Reason for designation   |
|---|--|
|   | subject to heavy shading in other stretches through the village. Trout can be seen in places along this stretch.   |
| 11 The Fieldgate Centre (owned by B&DBC) Appendix 3, map 11 | <ul style="list-style-type: none"> <li>• Largest area of formal open space in the village.</li> <li>• Key sports facility for the village, together with the Fieldgate Centre which includes sports changing facilities, and is used by many clubs including cricket, football and rugby. Also used for fairs and events such as the fireworks display and Twist 5k race. A well-used facility.</li> <li>• Surrounded by wide belts of mature trees.</li> <li>• Together with the adjacent cemetery and Green Space, it helps form a green landscape buffer on the west side of the village from the AONB, helping Kingsclere retain its rural character.</li> </ul> |

5.10.6. **K14 Policy intent:** To preserve strategically important green spaces within the Parish listed in Table 1 for future generations and protect the associated environmental and health benefits to the community.

#### Policy K14 Local Green Spaces

The Neighbourhood Development Plan designates the locations shown in Map 7, Appendix 3, and Table 1 as Local Green Spaces:

These areas will be preserved in order to promote social interaction, community activity and active play. Development on designated Local Green Spaces will only be permitted in very special circumstances.

5.10.7. **K15 Policy intent:** To encourage the provision of further green space and ensure green spaces meet the needs of the community.

#### Policy K15 Green Spaces in New Developments

All proposals for new development will be required to provide public amenity space in accordance with Basingstoke & Deane Borough Council's Green Space Standards in a way which benefits local residents.

5.10.8. The Parish Council currently manage 54 allotments in Kingsclere on one site behind Longcroft Road. The Parish Council operate a waiting list as interest fluctuates, but there are no vacant plots at this time. There are private allotments in Hollowshot Lane.

5.10.9. **K16 Policy intent:** To encourage the provision of further allotments within the Parish.

#### Policy K16 Allotments

Proposals that enhance or increase the provision of allotments in Kingsclere will be supported.

## 5.11. Heritage

- 5.11.1. There have been settlements in and around Kingsclere since medieval times and isolated historic artefacts have been found in the fields around the village. However, HCC's Historic Settlement Survey reveals that none of the sites under consideration are areas of archaeological importance.
- 5.11.2. There are statutory controls relating to Conservation Areas and listed buildings. B&DBC must ensure that elements which form the particular character and appearance of the area are conserved or enhanced when considering planning applications.
- 5.11.3. Consultations with residents confirm that conserving and enhancing the historical character of the village is important. The historic centre of the village is the parish's most important asset. Visitors are attracted to the village, particularly walkers, cyclists, visitors to the church and the three historic pubs/restaurants.
- 5.11.4. B&DBC adopted the Kingsclere Conservation Area Appraisal and Management Plan Supplementary Planning Document on 11 December 2017.
- 5.11.5. Most homeowners and businesses within the Conservation Area maintain their properties in a sympathetic manner, but there are currently no additional controls (such as article 4 directions) aimed at maintaining Kingsclere's unique character. Supporting the approach contained in the Conservation Area Appraisal and Management Plan Supplementary Planning Document (2017), all planning applications must use historically correct materials and fixtures & fittings so that they do not result in a debased version of an historic style which would undermine the historic character of the village.
- 5.11.6. **K17 Policy intent:** To preserve the historic nature of the village and parish.

### Policy K17 Heritage Assets

Any designated historic heritage assets in the Parish and their settings, including listed buildings and scheduled monuments both within and outside the Conservation Area, will be conserved and, where appropriate, enhanced for their historic significance and their importance to Kingsclere's local distinctiveness, character and sense of place.

New development proposals within the Conservation Area must have regard to the guidance in the Kingsclere Village Design Statement (2002) and have been designed to protect and, where possible, enhance features identified within the Conservation Area Appraisal and Management Plan Supplementary Planning Document (2017) as making a positive contribution to the area's character or appearance. This can be demonstrated in a Design and Access Statement, Heritage Statement or in a Visual Impact Statement, where relevant.

Any harm to the character or appearance of the Conservation Area should be clearly justified as unavoidable in order to deliver public benefit that cannot otherwise be delivered.

Proposed development in the setting of designated heritage assets, should demonstrate that the design approach has sought to protect any contribution to the heritage asset's significance made by its setting or, where harm is unavoidable, clearly demonstrate that the harm is justified by the provision of public benefit that could not otherwise be delivered.

## **6. SITE ALLOCATIONS**

### **6.1 Introduction**

6.1.1 Kingsclere's NDP is required to identify sites for at least 50 new homes in accordance with B&DBC's Adopted Local Plan (ALP). Paragraph 4.67 of the ALP states "Development sites within the Parish need to be above 10 homes in size to contribute to this allocation. Small residential developments of less than ten units (net gain of nine units or less) within the defined Settlement Policy Boundaries of the settlements listed will not qualify towards the targets outlined in the policy. Outside of the Settlement Policy Boundaries, developments of less than five units (net gain of four or less) will not qualify. If developments of a qualifying size come forward within or adjacent to the named settlements via alternative means to neighbourhood planning, for example via a planning application, this will contribute towards the targets set out within the policy".

6.1.2 Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thoughtfulness is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

6.1.3 The KNPG has undertaken a number of site evaluations during the course of the preparation of the Kingsclere NDP. The Site Assessment Report (December 2017) which provides full details of the process can be summarised as:

- a) Identification of potential sites and coarse sieving which eliminated sites with significant constraints, concluded in January 2014.
- b) An independent review of the remaining sites by consultant URS (now AECOM) which reported in October 2014.
- c) An assessment of sites by the KNPG leading up to the Public Meeting in October 2015.
- d) A Pre-Submission Consultation Site Assessment, concluded in July 2016.
- e) The Final Site Assessment dated September 2017

6.1.4 The list of sites evaluated has generally been consistent following the initial coarse sieve.

### **6.2 Strategic Environmental Assessment**

6.2.1 B&DBC advised that a Strategic Environmental Assessment (SEA) was required. The Group commissioned independent consultancy AECOM to provide the SEA.

6.2.2 To inform and influence the development of the Kingsclere NDP, a SEA has been carried out as required by the SEA Regulations (Environmental Assessment of Plans and Programmes Regulations 2004). SEA is a mechanism for considering and communicating the likely effects of Policy, Plan and Programme making in terms of environmental issues with a view to avoiding and mitigating adverse effects and maximizing possibilities.

6.2.3 The initial document prepared for the SEA process was the SEA Scoping Report (October 2015), which presented the evidence base for the SEA, the key issues for the SEA to address and an appraisal framework against which the NDP could be assessed. The second document, the Regulation 14 SEA Report, was prepared to accompany consultation on the 'Regulation 14 Pre-submission consultation version of the NDP.

6.2.4 The SEA process has had a close input to plan-making at key stages of the

Neighbourhood Plan making process. A central element of the SEA process is the appraisal of reasonable alternatives for the NDP. In this context, a number of reasonable alternatives have been considered in relation to the scale and location of housing allocations put forward by the NDP. Through providing a sustainability perspective on different options for delivering the housing numbers set out for the parish in the Local Plan, the appraisal of these reasonable alternatives has informed the choice of sites to take forward through the NDP. The choice of sites also seeks to ensure that the Greenham and Crookham Commons SSSI is not harmed by the proposals. This recognises the presence of the sites within the Impact Risk Zone for the SSSI. The SEA can be found on the Neighbourhood Plan web page.

### 6.3 Final Site Assessment

6.3.1 The final evaluation of sites has been based on evidence taken from publicly available information, local knowledge and documentation provided by the landowners and/or their representatives. This evaluation is considered to be an objective assessment of the relative merits of each site. A more detailed evaluation can be found in the accompanying Site Assessment Report.

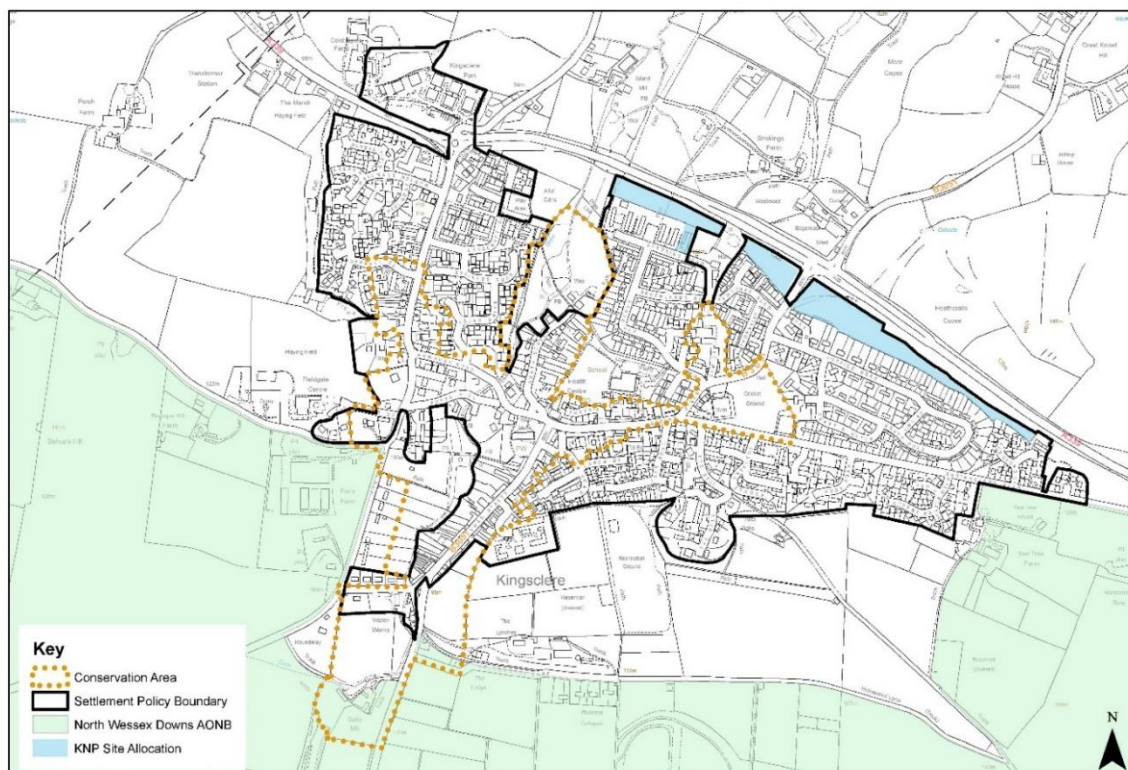
6.3.2 This shows that the three sites most suitable for development are:

- Fawconer Road;
- Coppice Road; and
- Strokins Road.

6.3.3 The location of the sites is shown on Map 8 below.

6.3.4 The total number of homes that could be provided on these sites is considered to lie between 52 and 62 which is compatible with the objective for Kingsclere of “at least 50 dwellings”.

**Map 8: Allocated Sites**



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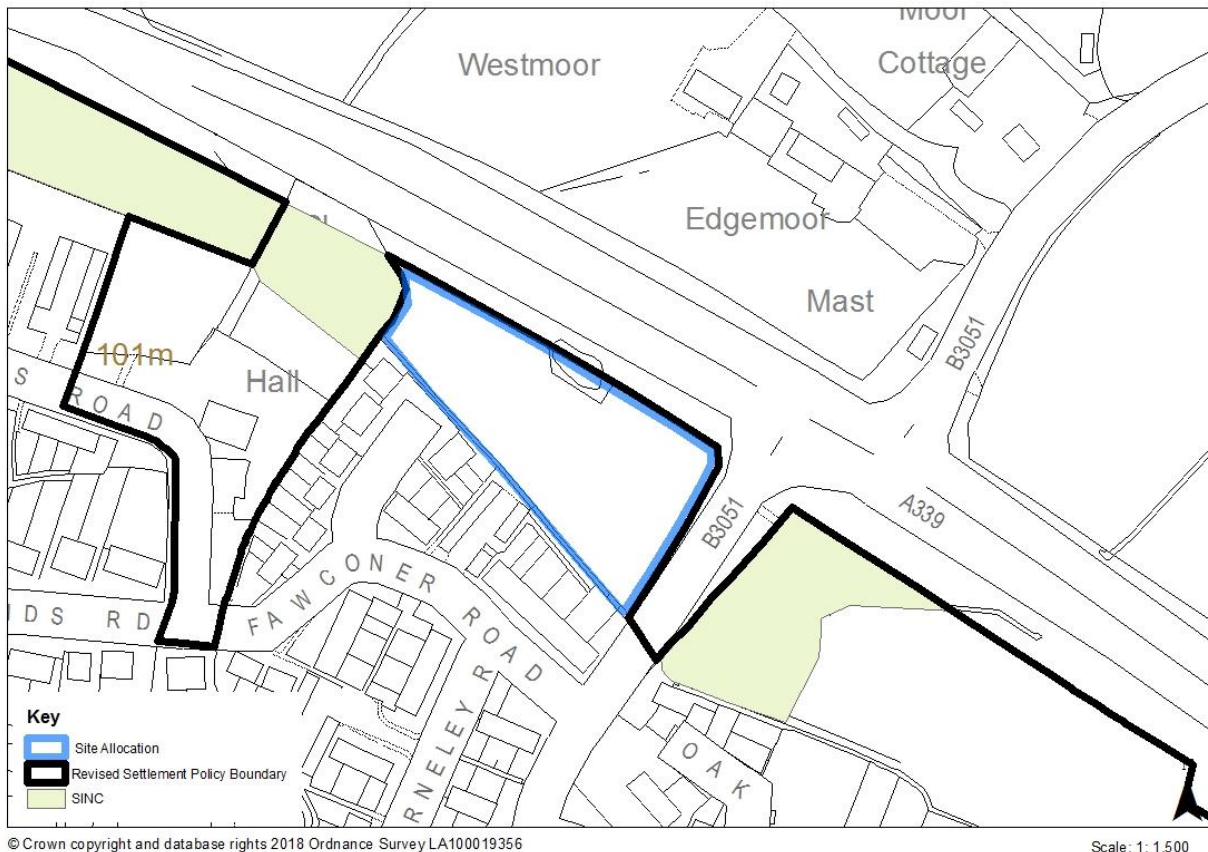
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## 6.4 Site Allocations

6.4.1 The allocations below address the requirement for Kingsclere to provide sites for at least 50 dwellings.

6.4.2 **Fawconer Road:** An Option Agreement is in place between the present Landowner and a Housebuilder. Discussions with the Housebuilder have strongly indicated that delivery of the site within the time period of the plan is achievable (Map 9).

**Map 9: Fawconer Road Site**



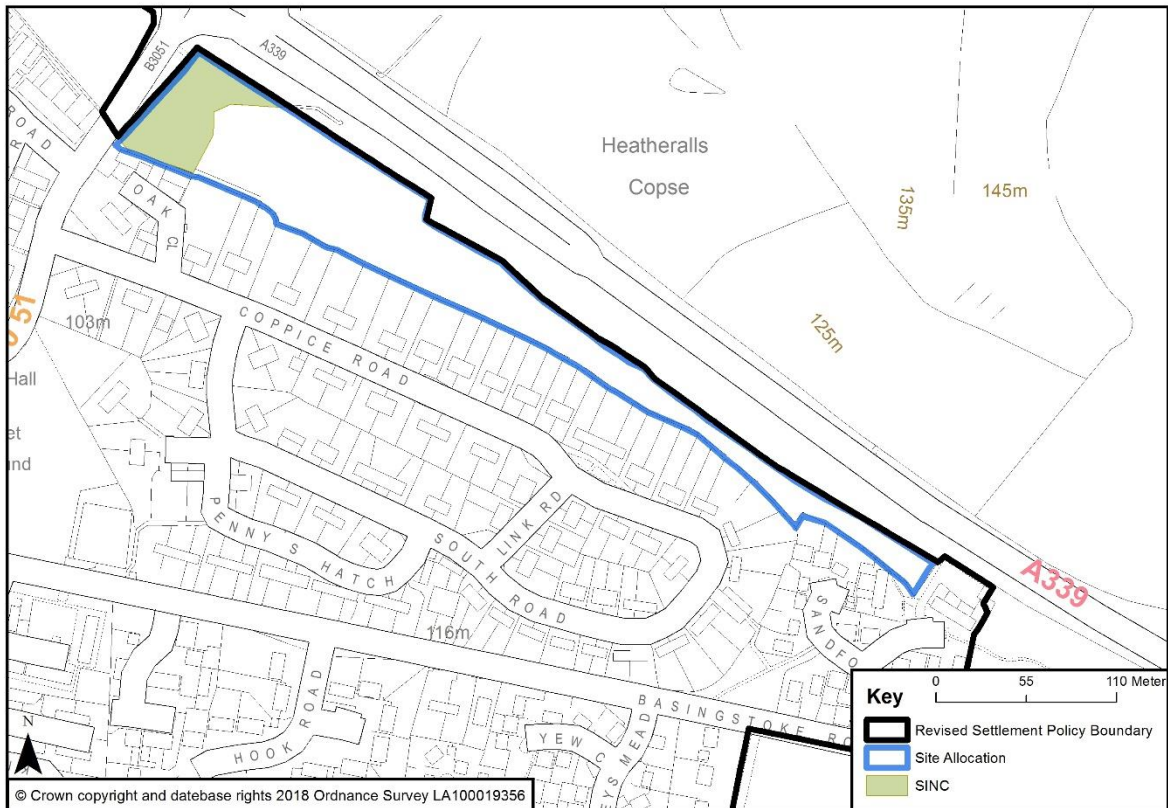
### Policy K HA1 Allocation of Fawconer Road Site for at least 12 New Dwellings

The 0.6 hectare site between the existing development of Fawconer Road and the A339 is allocated for residential development to deliver a high quality development in accordance with all relevant Neighbourhood Development Plan Policies. The site shall:

- Make provision for at least 12 dwellings;
- Be accessed from the existing Ashford Hill Road;
- Avoid or mitigate significant harm to key species and habitats, including the deciduous woodland designated as Biodiversity Action Plan Priority Habitat, in accordance with Policy EM4 of the Basingstoke and Deane Local Plan (2011 – 2029);
- Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent A339;
- Include appropriate green infrastructure to meet local needs in line with the adopted standards and Sustainable Drainage Systems to avoid the risk of increasing flooding.

6.4.3 **Coppice Road:** An Option Agreement is in place between the present Landowner and a Housebuilder. Discussions with the Housebuilder have strongly indicated that delivery of the site within the time period of the plan is achievable (Map 10).

**Map 10: Coppice Road Site**



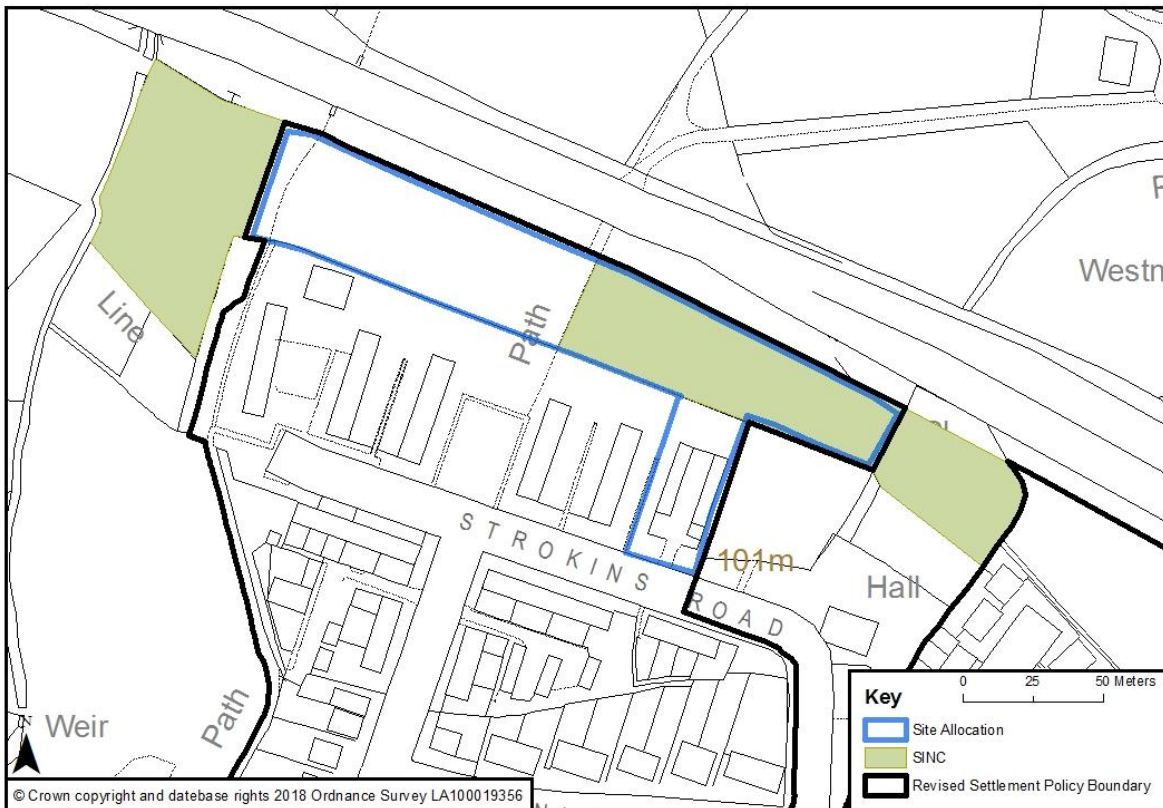
### Policy K HA2 Allocation of Coppice Road Site for at least 26 New Dwellings

The 1.8 hectare site between the existing development of Coppice Road and the A339 is allocated for residential development to deliver a high quality development in accordance with all relevant Neighbourhood Development Plan Policies. The site shall:

- a) Make provision for at least 26 dwellings;
- b) The site shall be accessed from the existing Ashford Hill Road;
- c) Avoid or mitigate significant harm to key species and habitats, including the part of the site designated as the Kingsclere Fen Meadow Remnants SINC, in accordance with Policy EM4 of the Basingstoke and Deane Local Plan (2011 – 2029);
- d) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent A339;
- e) Include appropriate green infrastructure to meet local needs in line with the adopted standards and Sustainable Drainage Systems to avoid the risk of increasing flooding;
- f) Layout of the development must be planned to ensure future access to existing water main infrastructure for maintenance and upsizing purposes.

6.4.4 **Strokins Road:** An Option Agreement is in place between the present Landowner and a Housebuilder. Discussions with the Housebuilder have strongly indicated that delivery of the site within the time period of the plan is achievable (Map 11).

**Map 11: Strokins Road Site**



### Policy K HA3 Allocation of Strokins Road Site for at least 14 New Dwellings

The 0.7 hectare site between the existing development of Strokins Road and the A339 is allocated for residential development to deliver a high quality development in accordance with all relevant Neighbourhood Development Plan Policies. The site shall:

- a) Make provision for at least 14 dwellings;
- b) Be accessed from the existing Strokins Road;
- c) Include measures to mitigate the impact of development on the local road network;
- d) Include for the re-provision of parking bays to replace existing garage blocks;
- e) Incorporate measures to maintain the Public Rights of Way which cross the site;
- f) Avoid or mitigate significant harm to key species and habitats, including the part of the site designated as Kingsclere Fen Meadow Remnants SINC and the deciduous woodland potentially comprising S41 Priority Habitat under the NERC Act 2006, in accordance with Policy EM4 of the Basingstoke and Deane Local Plan (2011 – 2029);
- g) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent A339; and
- h) Include appropriate green infrastructure to meet local needs in line with the adopted standards and Sustainable Drainage Systems to avoid the risk of increasing flooding.

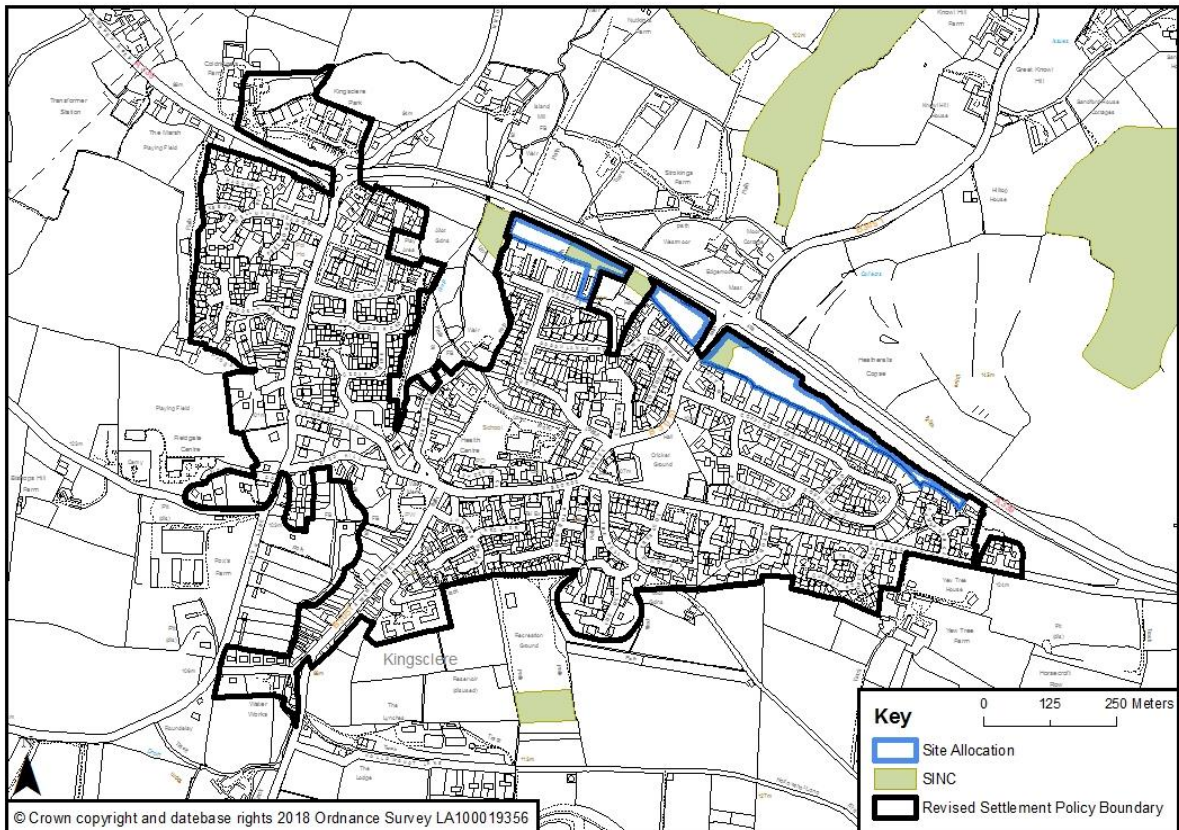
## 6.5 Revision of the Settlement Policy Boundary

6.5.1 All of the allocated sites fall outside the existing Settlement Policy Boundary (SPB). This Plan revises the SPB to include these sites within the Kingsclere SPB.

### Policy K HA4 Revision of the Settlement Policy Boundary

The revised Settlement Policy Boundary for Kingsclere is identified on Map 12.

**Map 12: Settlement Policy Boundary**



## ACKNOWLEDGEMENTS

The Parish Council is grateful to the residents of Kingsclere who have given up their time voluntarily to be members of the Neighbourhood Planning Group.

Cllr Sue Adams (Chair)      Anne Buckingham      Rob Elliott      Cllr Mick Farey  
Vicky Fletcher              Mark Hirst              Cllr. Nicky Peach      Debra Power  
Cllr. John Sawyer

The Parish Council also wish to thank past members of the group who helped with aspects of the plan formation and preparation.

David Ainsworth      Janet Bond              Sue Elliott              Alan Denness  
Andrew Kitch              Stewart Packham      Cllr. Fiona Sawyer      Sheila Thompson  
Maggy Wallace              Peter Woodman

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Thanks must also be given to Gareth Martin of the Kingsclere Photo Club for the beautiful images of Kingsclere used in this document and on the Neighbourhood Plan and Parish Council web sites.

And finally, thanks must also be given to the residents of Kingsclere who completed questionnaires, attended meetings and gave their views to the Group. Although realising that we cannot please everyone, the Group has made every effort to ensure that the views of the majority of residents are contained in this Plan.



## APPENDIX 1 - PROJECTS

The NDP has been prepared in general conformity with the strategic policies laid out in the B&DBC Local Development Plan 2011 – 2029 where it states that Neighbourhood Plans will have the opportunity to take forward some of the issues highlighted within the strategic policies in more detail. The following projects could be taken forward by KPC during the period of the Plan, subject to the limitations of their budget and funding from the Community Infrastructure Levy.

### Project 1

Aside from development, issues regarding traffic and car parking give most cause for concern to residents with many comments being raised at public meetings and in the questionnaires. The following project instructs KPC to address these concerns. The reasoning behind this project can be found in section 5.9.

#### Project 1 Traffic and Transport Management

The Parish Council will work together with Basingstoke and Deane Borough Council, Hampshire County Council, public transport providers, the school and developers to develop a long term sustainable strategy for improvements to the road network within the parish and the management of traffic within the village centre and A339, and to reduce the impact of development within the community and surrounding areas. This will include:

- Encouraging better access to and increased use of public transport and community transport schemes;
- Working with relevant stakeholders to refurbish existing village car parks at the Fieldgate Centre, Anchor Yard, 24 Swan Street, Ashford Hill Road (the bowls club), the village square;
- Where possible allocate additional on street parking spaces in the village centre with particular regard for disabled parking spaces;
- Encourage 'walking bus' or 'safe route to school' schemes to discourage car use at the primary school;
- Ensure vehicular traffic keeps to appropriate routes and encourage HGV's and larger goods vehicles to use routes avoiding the village centre;
- Support the community Speedwatch scheme;
- Improve the junction on the A339 / Ashford Hill Road and other areas along the A339 once increased traffic projections are known;
- Investigate the possibility of permit parking for residents; and
- Install safety measures in and around the village and install gateways at all entrances.

## Project 2

In addition, Kingsclere was identified as lacking informal greenspace by B&DBC's Green Infrastructure Assessment. Projects 2 and 3 will help improve three existing informal spaces for use by residents. The justification for these projects is in section 5.10.

Any amenity development opportunity does need to take account of current use, future use and the wide range of interested parties and stakeholders. All developments require a material level of funding, which would probably be staggered and this will need to be considered.

### Project 2 Informal Green Space Improvements

The Parish Council will work with Basingstoke and Deane Borough Council and with residents, and seek funding from grant sources as required to make the following improvements:

#### 2a: Community Orchard

- Land adjacent to allotments, formerly pony paddocks; owned by the Parish Council
- Plant a range of fruit trees of native provenance in line with Natural England and other appropriate guidance on new orchard creation, involving schools and other groups where possible
- Create pathways between and around the trees for use by residents
- Install benches or picnic tables
- Improve biodiversity of the site via a range of measures e.g. grass sward under and around the trees
- Set up long term maintenance regime with appropriate contractor

#### 2b: Malthouse Open Space Improvements

- Land behind church, linked to Gailey Brook and fishponds owned by Basingstoke and Deane Borough Council.
- Link the area better with St Mary's churchyard and adjacent footpaths to improve amenity use of the area.
- De-silt the 'pond' area (actually spring-fed feature linked to the Brook), in line with ecological and hydrological advice.
- Reduce shade to the 'pond' and brook where possible.
- Improve biodiversity value of the space and amenity use by reducing weeds including invasive rush and nettle species, and re-planting with appropriate species.
- Revise long term maintenance schedules.

### **Project 3**

Given the location and extent of the Holding Field, KPC are currently exploring opportunities to alter the usage of the open space to achieve greater community recreational value.

In terms of more specific key considerations, these are listed below but this is not exclusive and additional considerations can be identified and added.

#### **Current Usage Elements**

This summary includes year-round usage of the Holding Field (not in any particular order): -

- a. Tennis Courts;
- b. Parking (Bowls Club, Walkers and Primary School);
- c. Youth Football (partially moved to Fieldgate Centre);
- d. Cricket strip (abandoned and unused);
- e. Bowls Club (lawn and clubhouse);
- f. Walkers and General open space amenity.
- g. Fair and Circus annual visits
- h. Special community events (charity fairs etc)

#### **Location**

The location of equipment and recreational assets / facilities is important for many reasons, not least because of (not in any particular order): -

- a. Young person safeguarding;
- b. Noise and anti-social behaviour, including illegal dog walking;
- c. Likely usage and commonality to other assets;
- d. Planning considerations and guidelines;
- e. Boundary neighbours and disturbance;
- f. Obligations to the community and the William Holding family;
- g. Environmental Impact and urban footprint;
- h. Foresight in terms of long term vision of usage;
- i. Flexibility to move asset usage if required.

#### **Future (Potential) Usage Elements**

The future usage of the Holding Field would require a broader consultation than to date. However, the following list are those currently identified.

- a. Bowls Club (lawn and clubhouse)
- b. Extended Car Park
- c. All year tennis courts with associated facilities (toilet, changing rooms)
- d. Hard Court – kick about, goal and hoops
- e. Skate Ramps and associated shelter
- f. Additional tree planting and natural space
- g. Provision for the Circus and the Fair
- h. Outdoor gymnasium and training equipment
- i. Open space for general amenity recreation including the provision of benches and seating.

#### **Interested Parties and Stakeholders**

Inevitably the list of parties is lengthy, but each play a part in developing and ultimately supporting an overall plan: -

- a. Kingsclere Parish community;
- b. Boundary neighbours;
- c. Basingstoke and Deane Borough Council;
- d. Kingsclere C of E Primary School (Headmaster and Governors);

- e. The William Holding family;
- f. Trustees of The Youth Club;
- g. Trustees of The Kingsclere Tennis Club;
- h. Kingsclere Parish Council;
- i. Basingstoke and Deane Borough Council (Planning Authority);
- j. Borough Councillors;
- k. Trustees of Kingsclere Bowls Club.
- l. Kingsclere Youth Football Club

## What future view are we trying to deliver?

### Identified Problems / Remedies

a. **School Parking** - the parking in Love Lane and associated roads during school pick up, drop off and events is now unacceptable. The road congestion, disregard of zig-zag safety markings and bump-ups on grass verges needs to be addressed. The increase of parking provision at the Bowls Club, supported by the existing manned crossing, would go some way to addressing this issue.

b. **Tennis Courts** – the provision of tennis in the village is an important asset but the courts are seasonal, the fencing is frequently damaged, the location under trees for court safety/maintenance is not ideal and the provision of toilet facilities is limited. The prospect of a future ‘academy’ with co shared facilities alongside the bowls club, a bubble cover to two courts and a closer association with the Primary school is a real possibility. The provision of adequate storage facilities will be required.

c. **Cricket** – the existing cricket strip is long since disused. All cricket activity is now located at the Fieldgate Centre. The concrete strip along with other foundations near the gateway should be removed and the ground reinstated.

d. **Triangular Parcel of Land (the old youth club land owned by B&DBC)** – the unused, unmanaged parcel of land adjoining the Holding Field is a missed opportunity and scruffy. The opportunity to adjoin it to the Holding Field land and incorporate it into the overall development plan is in principle a possibility. KPC is in negotiation with B&DBC regarding transfer of the land.

e. **Youth Activity Provision** – there is a perception and reality that the village lacks facilities for young people recreation. This problem could be partially addressed with providing a skate ramp and associated shelter for general recreational use. In addition, the provision of general hoops and kick about facilities have also been identified.

f. **Youth Football** – the activity was based at the Holding Field with occasional use of the Recreation Field. However, whilst it has in principle migrated to the Fieldgate Centre, the upgrade work on pitch drainage and container storage will need to be completed to finalise the move.

g. **Circus and Fair** – there is frequent criticism of the ground damage that the lorry traffic from the Circus and Fair cause to the ground. KPC should seek to provide ground matting to assist ingress and egress of the field. These would need to be stored on site for general usage.

h. **Storage** – There is a general problem with the storage of Parish, Clubs and Sports equipment throughout the village. This will need to be addressed.

### Opportunity and Improvement

The prospect of developing the Holding Field as a multi-use village amenity and if planned carefully can be achieved with relatively modest staged funding.

**Phase 1** – includes those elements which either have no interdependences OR are building blocks for other developmental opportunities: -

- a. **Concrete Slab** - Lay a concrete slab adjoining the bowling club sufficient to future accommodate two bubble covered tennis courts, c.£30k (ground work and concrete base 150mm), remove sundry concrete structures on site;
- b. **Car Park Capacity** - Double the size of the existing car park, alter entrance and soften with banks and planting c.£20k;
- c. **Skate Ramp** - Depending on funding and timing temporarily locate the skate ramp on the new slab OR onto the existing tennis courts c.£20-£30k.
- d. **Container Storage** – Relocate container facility to Fieldgate Centre. Install 2-3 20' smart containers onto Holding Field for sports, site and Parish equipment. c.£6-9k.
- e. Remove damaged all weather cricket strip.

**Phase 2** – includes those elements that follow on from the pre-requisites of Phase 1 and have more funding or independency issues to address: -

- a. **Tennis Courts** - Develop the funding model for surfacing and fencing the 'new slab' for tennis use and complete migration from existing court facilities c.£15k;
- b. **Parking Congestion** - Prepare and agree policy to discourage poor parking in and around Love Lane;
- c. **Skate Shelter** - Develop the size, design location of associated skate shelter c.£10k;
- d. **Adjunct Land** - Acquire the adjunct triangular parcel of land from B&DBC c.£3k;

**Phase 3** – includes longer term development aims and landscaping and environmental opportunities yet to be identified: -

- a. **Tennis Courts** - Develop the funding and development plan for a bubble cover on the two hardcourt tennis courts located on the 'new slab' c.£40k;
- b. **Hard Court** - Repurpose half of existing Tennis Courts with kick about facilities. C.£5k.
- c. **Hedging and Landscaping** – alterations to reduce impact, improve green footprint and address considerations of antisocial behaviour and young person safeguarding c.£10k.

### Project 3 The Holding Field

The Parish Council will work with Basingstoke and Deane Borough Council, residents, and other stakeholders to seek funding as required to make identified improvements to the Holding Field.

## Project 4

The Kingsclere Conservation Area, which is designated to protect the architectural and historic interest of the village, has been in place since 1969. From time to time B&DBC review the existing appraisal of conservation areas and create management plans. KPC have been in discussion with B&DBC over the 2017 review of the Conservation Area and submitted comments for inclusion in the revised appraisal which was adopted by B&DBC as a SPD on 11 December 2017.

KPC is concerned to preserve the street scene in the Conservation Area. In particular, action should be taken to remove minor alterations that are noticeable and potentially damaging to the special appearance of the area such as:

- Estate agent boards affixed to the fabric of buildings and not removed in accordance with the 2007 advert Regulations;
- Miscellaneous temporary advertisements;
- Signage covering shop windows considered out of keeping with the Conservation Area
- Inappropriate wooden fencing.

In addition, KPC has given consideration to the provision of an Article 4 Direction for buildings within the Conservation Area which are not listed or are on B&DBC's Local List. This would ensure all buildings within the Conservation Area are required to submit planning applications for all alterations, including:

- Replacement of windows & doors
- Installation of solar panels on the roof
- Installation of roof lights
- The construction, demolition or alteration of a porch
- External painting when changing the paint colour
- The replacement of fascias, soffits or guttering.

### Project 4 Preservation of the Conservation Area

The Parish Council will continue to work with Basingstoke and Deane Borough Council on the application of the Conservation Area Appraisal and Management Plan Supplementary Planning Document (2017). KPC will actively uphold the Management Plan and continue to consult with B&DBC over the provision of an Article 4 Directive.



## **APPENDIX 2 - EVIDENCE LIST**

### **COMMISSIONED WORK**

[Kingsclere Neighbourhood Plan Site Assessment Review prepared by AECOM](#)

### **BASINGSTOKE AND DEANE POLICY**

[Basingstoke & Deane Local Plan 2011 – 2029](#)

[Basingstoke & Deane Borough Council Neighbourhood Planning Protocol \(2013\)](#)

[Basingstoke & Deane Borough Local Plan Review Topic Paper 12 – Kingsclere \(2004\)](#)

[National Policy Planning Framework](#)

[Basingstoke and Deane Borough Council \(2015\) Neighbourhood Planning \[SEA & HRA\] Screening Report – Kingsclere](#)

[Basingstoke & Deane Green Infrastructure Strategy](#)

### **PEOPLE & HOUSING**

[2011 Census data for Kingsclere](#)

Appraisal of Possible Sites for Affordable Housing – Kingsclere 2008 (not available electronically – summarised in site assessment report)

[Free Map Tools. A measurement tool used find distances](#)

[The B&DBC Strategic Housing Land Availability Assessment \(SHLAA\) 2013](#)

[B&DBC Local Plan Enquiry Topic paper 12, 2004](#)

[Kingsclere Neighbourhood Plan questionnaires](#)

### **HERITAGE & BUILT ENVIRONMENT**

[Basingstoke & Deane Conservation Area Appraisal Kingsclere](#)

[Kingsclere Heritage Association web site](#)

[Kingsclere Village Design Statement](#)

[Hampshire County Council \(2014\) Archaeology and Listed Buildings Record \(Map and Report\).](#)

[Historic Environment Record Search \(Map and Report\).](#)

[Historic Buildings Record, Historic Landscape Types Map, Parks and Gardens Map & Report.](#)

[Hampshire County Council Historic Settlement Survey](#)

[English Heritage Kingsclere Urban Survey](#)

[Kingsclere Neighbourhood Plan questionnaires](#)

### **BIODIVERSITY & LANDSCAPE**

[Basingstoke & Deane Landscape and Biodiversity Supplementary Planning Document \(SPD\). 2008](#)

[Basingstoke & Deane Green Infrastructure Strategy](#)

[Basingstoke & Deane Landscape Assessment 2001](#)

[Hampshire Biodiversity Action Plan](#)

[Magic.gov.uk – government data](#)

[Basingstoke and Deane Living Landscapes: Landscape and Biodiversity Strategy 2014](#)

Constraints maps for Kingsclere provided by B&DBC

[Hampshire Biodiversity Information Centre – maps & records: priority habitats, Sites of Importance for Nature Conservation sites maps & citations, protected and notable species records.](#)

[North Wessex Downs AONB. Position Statement: Development Affecting the Setting of the North Wessex Downs AONB \(2012\)](#)

[Habitats Regulations Screening Assessment. Draft for public consultation – August 2014](#)

[HBIC SINC data](#)

[Kingsclere Neighbourhood Plan questionnaires](#)

[Advice from North Wessex Downs Planning Adviser June 2015](#)

[Advice from B&DBC Natural Environment Team July 2015](#)

### **BUILDING STANDARDS**

[Lifetime Homes Standards](#)

[Building Regulations Approved Document M Volume 1, 2015](#)

**APPENDIX 3 – MAPS OF LOCAL GREEN SPACES**

