



Whitchurch Neighbourhood Development Plan, 2014 to 2029

Consultation Statement

Version for Regulation 15 Submission

This document is the Whitchurch Neighbourhood Development Plan Consultation Statement intended for submission under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (As Amended).

Disclaimer: every effort has been taken to ensure that the information in this document is as accurate as possible but no responsibility is implied or taken for errors or omission.

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1. Introduction

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain:
- details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
 - how they were consulted;
 - the main issues and concerns raised by the persons consulted;
 - how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.
- 1.2 Consultation was led by the Whitchurch Neighbourhood Plan Steering Committee. The Steering Committee planned the process to be as accessible as possible to all interested parties; its meetings were open to the public, advertised in advance and the minutes published. Progress in developing the plan was communicated through a variety of means, including on a website, Facebook, public noticeboard and through local publications. In addition, detailed consultation took place at four stages in the process:
- an initial series of launch meetings, to raise awareness of the Plan and recruit a Steering Committee and volunteers to support its production, during September 2013;
 - “*Have Your Say*” events during March 2014, to identify the most important issues that the Plan should address;
 - “*Where Should The Houses Go?*” events during October 2014, to test reactions to the alternative development proposals;
 - the statutory consultation stage, in accordance with Regulation 14.
- 1.3 The aims of the consultation process were to:
- involve as much of the community as possible throughout all stages of Plan development, so that the Plan is based on the views of local people and other stakeholders;
 - ensure that consultation events took place at the critical points at which decisions needed to be taken;
 - engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
 - ensure that results of consultation were fed back to local people, through a range of means, as soon as possible after the consultation events.

2. Launch – creating and maintaining awareness and involvement

- 2.1 Early in 2013, the Whitchurch Town Council proposed that Whitchurch should be the subject of a Neighbourhood Plan. On 22 March 2013, Whitchurch was designated as a Neighbourhood Plan area by Basingstoke and Deane Borough Council. The Terms of Reference are included as Appendix E and are available on the Whitchurch Town Council Website. The Town Council subsequently appointed David George as Chair of the Whitchurch Neighbourhood Plan Steering Committee.
- 2.2 The Plan was launched at two public meetings, on the evenings of 6 and 15 September 2013. The meetings:
- introduced interested parties to the concept of Neighbourhood Planning;
 - conducted an informal survey of the important considerations for the future development of Whitchurch; and
 - encouraged people to take part in the process.
- 2.3 Approximately 120¹ residents attended the meetings; six people volunteered to join the Steering Committee, and a further 25 volunteered to support the development of the Plan. An informal survey was conducted at the meetings, which gave an initial indication of the land use and infrastructure issues that attendees considered most important. The results were used to structure the comprehensive questionnaire launched at the initial consultation events (see section 3 below).
- 2.4 Following the launch events, the Whitchurch Neighbourhood Plan Steering Committee was appointed on 16 October 2013. A community engagement strategy document was prepared and approved by the Steering Committee on 30 October 2013. This set out the main communication activities that would be undertaken during the preparation of the Plan, and the stakeholders that should be addressed, including:
- residents;
 - businesses;
 - developers;
 - local government; and
 - community groups.
- 2.5 In order to involve as much of the community as possible throughout all stages of the Plan development, a programme of continuous communication of progress was put in place.
- 2.6 The Whitchurch Neighbourhood Plan website, www.whitchurchplan.org, contains:
- an overview of the Neighbourhood Plan;
 - news items on the progress of the Plan;

1 Estimate by Neighbourhood Plan Chair, David George.

- presentation material from consultation events and public meetings;
 - links to online surveys;
 - a variety of ways to contact members of the Whitchurch Neighbourhood Plan Steering Committee.
- 2.7 The website is supplemented by a Facebook page, which has (as at 31 March 2015) 234 friends. Online presence is further increased by support from the Whitchurch community website, whitchurch.org.uk, which includes Neighbourhood Plan developments in its news and events pages.
- 2.8 The fortnightly meetings of the Whitchurch Neighbourhood Plan Steering Committee are open to the public, and the calendar of meetings is published on the website. Meetings are minuted, and the minutes published on the website.
- 2.9 For residents without internet access, updates are posted in the Whitchurch Parish Magazine, which is published monthly and distributed to approximately 1000 (48%) of the 2099 households in the Parish. A public noticeboard at the community hall, the Gill Nethercott Centre, also provides information on progress.
- 2.10 During the summer of 2014, awareness of the Plan and its evolving conclusions was maintained by attendance at the largest summer events:
- Whitchurch Parish Fete (July 2014, attended by approximately 1,500 visitors²); and
 - Whitchurch Country Fair (September 2014, attended by 772 visitors³).

2 Source: Whitchurch Parish Fete organisers.

3 Source: Whitchurch Silk Mill.

3. “Have Your Say - Vision Consultation” – identifying the issues

3.1 The next stage of the community engagement plan was to identify residents’ likes and dislikes about the parish, and their hopes and fears for the future, through a series of drop-in events and an associated survey. The Consultation is and results are detailed in a separate document which accompanies the WNPD to which reference should be made. The questionnaire which was used for the consultation is included as Appendix C.

Who was consulted

3.2 The “Have Your Say” Initial Consultation events were held from 10am to 2pm on Saturday 1 and 8 March 2014, and from 5pm to 9pm on Wednesday 5 March, at Whitchurch Parish Hall. The events were publicised through:

- the Neighbourhood Plan website and Facebook page;
- the Whitchurch community website and Facebook page;
- a press release to the Andover Advertiser;
- articles in the February and March 2014 editions of the Parish Magazine, which is distributed to approximately 1000 of the 2099 households in the Parish^{4,5};
- a leaflet drop to over 2000 (95%) of the households in the Parish⁵;
- leaflet drops and posters in fifteen public locations, including doctors’ surgeries, school receptions, Whitchurch Library, all Whitchurch retailers and the railway station; and
- roadside boards at the four main road entrances to the town.



Figure 1. Poster and flyer advertising the “Have Your Say” initial consultation events

4 Sources: Whitchurch Parish Magazine Advertising and Distribution manager.

5 2011 Census, as published at http://www3.hants.gov.uk/factsandfigures/population-statistics/census_pages/census_2011.htm.

3.3 Additional work was undertaken to encourage those with young families to get involved:

- distribution of a short form of the survey to parents at Oaktree Nursery and Rising Fives pre-school;
- attendance at two “Tea & Tots” parents and baby/toddler meetings and two “Whitchurch Teapot” parent and baby/toddler meetings, to explain the Neighbourhood Plan and encourage completion of the survey.

3.4 Separate initiatives were undertaken to raise awareness school-age residents:

- a questionnaire distributed to all pupils at Testbourne Community School and Years 5 and 6 pupils at Whitchurch Primary School; and
- a presentation and discussion and questionnaire survey at two 1st Whitchurch Scouts meetings in May 2014.

How people were consulted

3.5 At the events, residents the Parish could ask Steering Committee representatives about the Plan, describe their views of Whitchurch and its future on a series of whiteboards, and complete a survey. The survey was also available on the Whitchurch Neighbourhood Plan website. The following topics were covered:

- what residents liked about the town and its surrounding countryside;
- how Whitchurch could be improved;
- residents’ concerns for Whitchurch in the future;
- impacts upon residents’ quality of life;
- a range of specific issues, including the town’s economy, commuting, tourism, the town centre, traffic and transportation;
- housing site selection considerations; and
- housing design considerations.



Figure 2. “Have Your Say” initial consultation events

- 3.6 Visitors to the drop-in events, and attendees at the other initiatives, were encouraged to record their presence by placing a sticker on a map of Whitchurch, showing where they lived. On that basis, approximately 225 households (10.7% of the total) were involved in the Initial Consultation. 240 residents (6% of the adult population of the Parish⁶) completed the survey, and over 4,900 individual comments were received through the survey and the whiteboards at the drop-in events.
- 3.7 The ages and sex of respondents to the survey were similar to the population as a whole, with the exception of those aged 20-29; a relatively low proportion of responses were received from people of this age, despite the additional awareness-raising activity through schools, baby/toddler groups and nurseries.

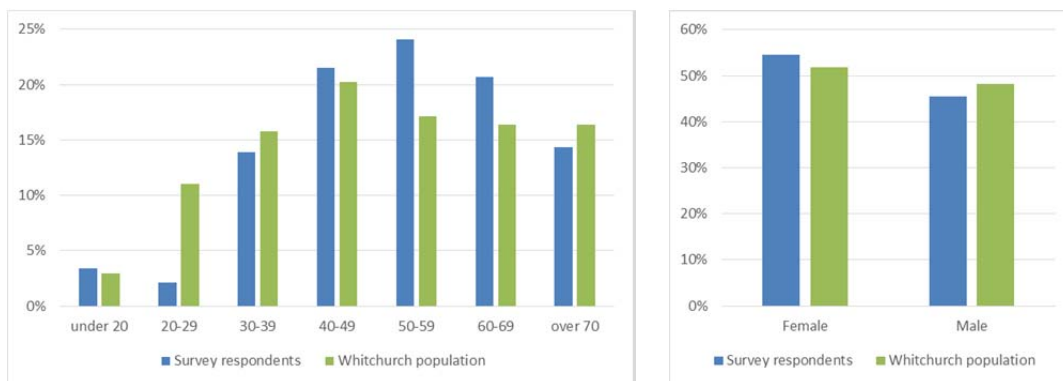


Figure 3. Ages and sex of survey respondents, compared to the Whitchurch population

- 3.8 The views of Whitchurch businesses and industry were included through a separate online Business survey. A total of 259 businesses - from home based sole traders to companies employing over 20 people - were found to be operating in the Neighbourhood Plan area, and as many as possible were contacted by email, leaflet drop or personal visit. The survey was open from March to June 2014 and attracted responses from 42 (16%) of the target businesses, including:

- almost all (23 out of 26) of the businesses identified as being based in the Ardglan and Pegasus Court industrial areas; and
- 8% of the businesses based in the rest of the Neighbourhood Plan area.

Issues raised

- 3.9 The dominant issue identified by event visitors and survey respondents was traffic congestion, particularly around the town centre (“The Square”), Winchester Road/Street, Micheldever Road and London Road/Street. Availability of off-street parking, the impact of Heavy Goods Vehicles and noise from the A34 were also highlighted.

⁶ Whitchurch Parish has 3,856 residents aged 18 or over, according to the 2011 Census, as published at http://www3.hants.gov.uk/factsandfigures/population-statistics/census_pages.htm.

- 3.10 There was a desire to avoid Whitchurch becoming more of a commuter town, and a willingness to encourage more tourism, and to allow retail and industrial facilities to expand, to provide local jobs and increase the prosperity of the town. Unsurprisingly, greater access to the River Test, more public open space and improvements to the town centre were all popular.
- 3.11 Regarding future housing developments, the top three considerations for site selection were:
- impact on traffic;
 - integration with the town; and
 - avoidance of flood risks (low-lying areas near the River Test had come very close to flooding just two weeks before the Initial Consultation).
- 3.12 The top three considerations for the type of development were:
- sites that do not feel too large;
 - housing styles that fit with the surrounding areas of Whitchurch; and
 - a mix of housing sizes.
- 3.13 The Business survey showed that:
- living locally, road/rail links and availability of suitable premises were the main reasons for businesses choosing Whitchurch;
 - 62% of businesses expected to expand in the future. Of those, 9 out of 10 expected to expand in the next 5 years, and three quarters intended to expand whilst remaining in Whitchurch;
 - the top three constraints on expansion were listed as availability of space, location and planning permission.

How issues were taken into account

- 3.14 The results of the Initial Consultations events and survey were published in June, on the Neighbourhood Plan website and Facebook page. Printed copies of the results were also made available in the Council Office at Whitchurch Town Hall and at the town's community hall, the Gill Nethercott Centre. The results were also shared with representatives of developers and landowners in the Plan area who had registered an interest in the development of the Plan.
- 3.15 The issues identified through the Initial Consultation were used to:
- 1) Produce a Vision for the future of Whitchurch, which was developed at a Neighbourhood Plan Steering Committee workshop in May, and approved at the Steering Committee meeting on 25 June. The Vision was presented to residents at the subsequent Options Consultation.
 - 2) Identify the criteria which would be used to assess potential housing and employment development options. These were agreed at the Neighbourhood Plan Steering Committee on 1 October.
- 3.16 Feedback from the Initial Consultation indicated a willingness amongst residents for retail and industrial facilities to expand, to provide local jobs and increase the

prosperity of the town. The Business survey showed that 62% of respondents expected their business to expand. As a result, employment development sites were also included in the scope of the development Options Consultation.


Your Vision for Whitchurch	Development options assessment criteria
 <p>We love our town. We appreciate its setting in the Hampshire countryside, the variety of people who live here and the local facilities that support a self-contained community.</p> <p>In the next 15 years, development of our town will take place at a steady pace, maintaining the variety of residents and respecting its existing architectural character. Developments will be of an appropriate size, and well-integrated with the town. They will be designed to minimise the impact of traffic, parking constraints and road noise that detract from our current enjoyment of the town.</p> <p>Business and industry will be encouraged to develop in line with the growth in housing to provide local jobs, shopping and tourism opportunities. Infrastructure and services will be expanded in lockstep with housing growth. The river will be even more visibly the heart of the town, as we take opportunities to improve access to it. The town centre will be cleaner, brighter, and more accessible to pedestrians, cyclists and car users.</p> <p>In 15 years' time, those of us living here today will be proud to say that Whitchurch has changed for the better.</p> <p><small>Poster 3</small></p> <p><small>© Whitchurch Neighbourhood Plan Steering Committee 2014</small></p>	<ul style="list-style-type: none"> • Development not too large • Retains a local employment base • Well integrated with the Town • Modest rate of development • Adds to the prosperity of the Town and helps to promote Town Centre retail • Impacts upon existing community amenities • Maintains the current community balance and character • Impacts upon current traffic black spots of Town Centre and Winchester Road • Includes public open space • Resolves existing parking problems

Figure 4. Whitchurch Neighbourhood Plan Vision and development options assessment criteria

4. “Where Should the Houses Go?” – testing the options

Who was consulted

- 4.1 The *Where Should the Houses Go?* Options Consultation events were held from 10am to 2pm on Saturday 11 and 18 October 2014, and from 5pm to 9pm on Wednesday 15 October 2014, at Whitchurch Parish Hall. The Consultation is and results are detailed in a separate document which accompanies the WNPD to which reference should be made. The questionnaire which was used for the consultation is included as Appendix D.
- 4.2 The events were widely publicised to residents:
- the Neighbourhood Plan website and Facebook page;
 - the Whitchurch community website and Facebook page;
 - a press release to the Andover Advertiser;
 - the September and October 2014 editions of the Parish Magazine;
 - a leaflet drop to over 2000 (95%) of the households in the Parish;
 - leaflet drops and posters in fifteen public locations, including doctors’ surgeries, school receptions, Whitchurch Library, all Whitchurch retailers and the railway station;
 - a banner on the façade of Whitchurch Town Hall; and
 - roadside boards at the four main road entrances to the town.



Figure 5. Poster and flyers advertising the “Where Should The Houses Go?” housing options events

4.3 The presentations from the Options Consultation events were transferred to the Council Chamber at Whitchurch Town Hall, where they remained available, during Town Hall opening hours, from 19 October until 31 October. A member of the Neighbourhood Plan Steering Committee was available on Saturdays to answer residents’ questions. The extension to the consultation was publicised via:

- the Neighbourhood Plan website and Facebook page;
- an additional leaflet drop to over 2000 (95%) of the households in the Parish;
- an updated banner on the façade of Whitchurch Town Hall; and
- an “A-board” outside the Town Hall during opening hours.

How people were consulted

4.4 Twenty-eight posters were used to explain:

- the aims of the consultation;
- the Vision for Whitchurch, based on the results of the Initial Consultation;
- how many houses have to be built;
- traffic considerations;
- potential housing sites;
- potential industry sites;
- options for community infrastructure projects; and
- development concepts for the town centre.

4.5 Nine potential housing sites and three potential employment sites were presented. Each site option was assessed according to the criteria that were identified during the Vision consultation, to help residents assess the merits of each option. Interested developers and landowners were also invited to present their proposals for future housing and industrial developments. Four, with interests in the five largest potential housing sites and the three potential employment sites, did so:

- Alan Baxter & Associates, representing landowner Zurich Assurance;
- Pro Vision Planning & Design, representing landowner The Hospital of St Cross & Almshouse of Noble Poverty;
- Barratt Homes and David Wilson Homes; and
- Basingstoke and Deane Borough Council (acting as a landowner, on Wednesday 15 October only).



Figure 6. Visitors to the “Where Should The Houses Go?” housing options events

- 4.6 Steering Committee members, and developers’ representatives, were available to answer questions. Residents could then express their preferences for the nature of development in Whitchurch, and their views on the alternative site options, by means of a survey available at the event, and on the Whitchurch Neighbourhood Plan website throughout October.
- 4.7 The events were visited by at least 514 adult residents (it is likely that the actual total was approximately 10% higher, owing to the difficulty of tracking visitors at the busiest times, and including visitors to the display at the Town Hall). 512 residents (13% of the adult population of the Parish⁷) completed the survey. As with the initial consultation survey, the ages and sex of respondents to the options survey were similar to the Whitchurch population as a whole, with the exception of those aged 20-29, where a relatively low proportion of responses were received from people of this age.

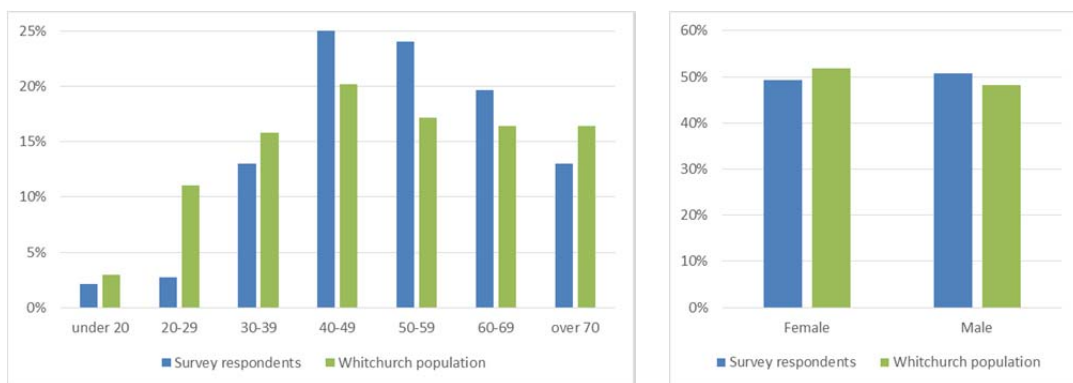


Figure 7. Ages and sex of survey respondents, compared to the Whitchurch population

- 4.8 Unsurprisingly, many survey responses were from residents with postcodes adjacent to the largest potential housing sites. However, an analysis of the responses shows that every area of the town was represented in the survey.

⁷ Whitchurch Parish has 3,856 residents aged 18 or over, according to the 2011 Census, published at http://www3.hants.gov.uk/factsandfigures/population-statistics/census_pages/census_2011.htm.

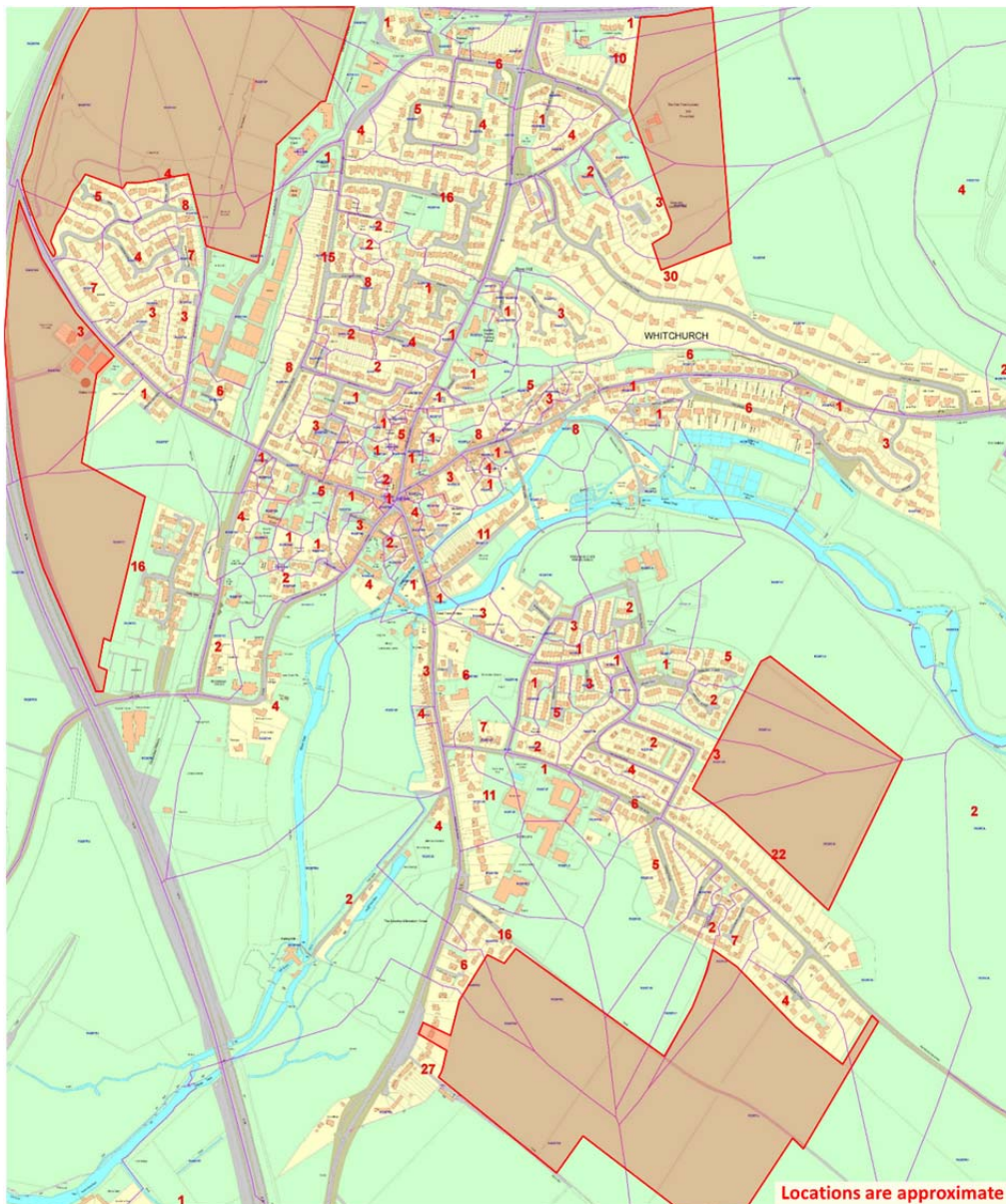


Figure 8. Geographic distribution of respondents to the Options Survey, in relation to the largest potential housing sites

Issues raised

- 4.9 Considering the scale of future housing developments, *'One medium site and several small sites'* came out as the most popular option, followed by *'Two medium sites'*. The least popular was *'One large site'*.
- 4.10 Clear preferences were identified amongst the nine specific housing sites:
- two stood out as very unpopular (*'North of the Cricket Ground'* [site 6] and *'East of the Knowlings'* [7]);
 - the three most popular sites were the smallest (*'Dances Lane'* [4], *'Whitchurch Car Centre'* [3] and *'Evingar Road North'* [2]); whilst

- the four remaining sites 'Bloswood Lane Extension' [5], 'East of Winchester Rd' [8], 'Northwest Whitchurch' [1] and 'East of Bere Hill' [9] were similar to one another in popularity.

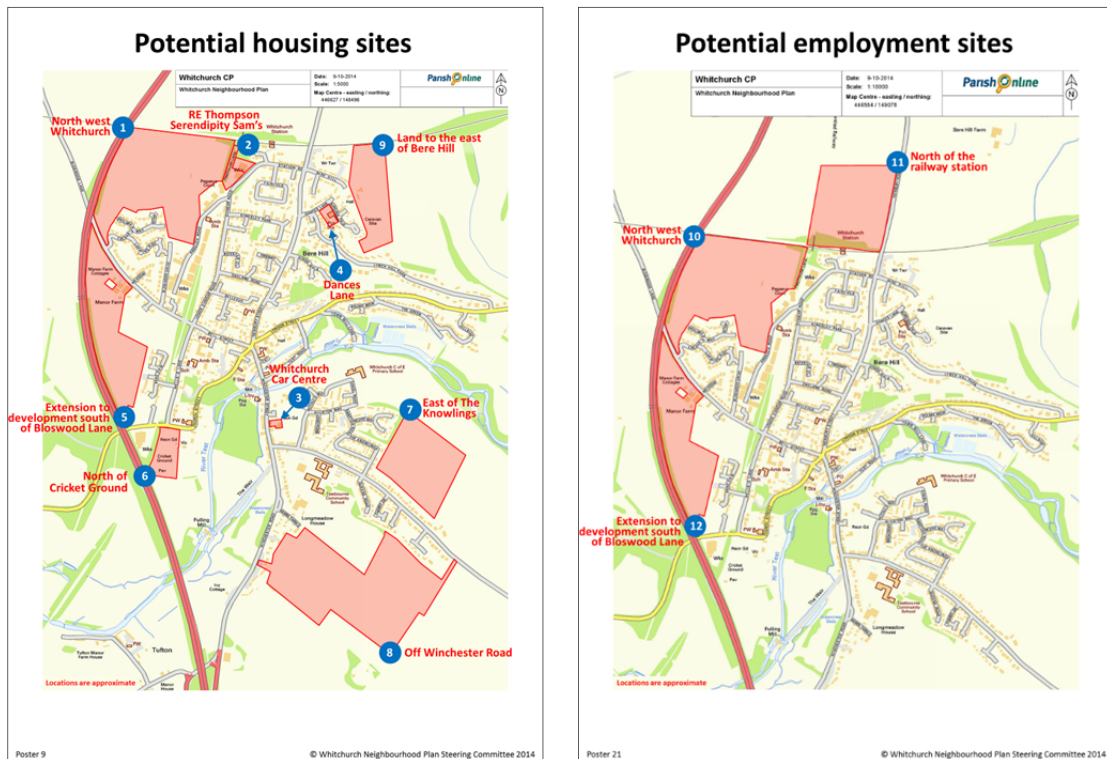


Figure 9. Housing and industry options presented at the "Where Should The Houses Go?" housing options events

- 4.11 Respondents were also in favour of developments that fulfil the need for employment growth in line with population, but also allow for some expansion requirements of current local businesses. Of the three potential employment sites, the most popular was 'North of the Railway' [site 11] followed by 'North West Whitchurch' [10]. 'South of Bloswood Lane' [12] was considerably less popular.

How issues were taken into account

- 4.12 The results of the options survey were published on 22 February 2015, on the Neighbourhood Plan website. Printed copies of the results were also made available at the town's community hall, the Gill Nethercott Centre, and key charts were posted on the Neighbourhood Plan noticeboard. The results were also shared with representatives of developers and landowners who attended the events.
- 4.13 The Neighbourhood Plan Steering Committee used residents' preferences to design the recommendations in the draft Plan, taking account of relevant policies and planning constraints, and feedback from representatives of interested developers and landowners.

5.Regulation 14 Consultation

How people were consulted

5.1 From 20 November 2015 until 8 January 2016, the draft Plan was made available to all stakeholders as part of the Regulation 14 consultation. The consultation was promoted through:

- the WNDP website and Facebook page;
- the Town Council website;
- the Whitchurch community website and Facebook page;
- a flyer delivered to every household in the parish, and to employers on Ardglen Estate; and
- posters in shops around the town, and on the Town Council noticeboard outside the Town Hall.

5.2 Copies of the plan were made available:

- on the WNDP website at whitchurch-hampshire-tc.gov.uk/neighbourhood-plan/2015/11/20/whitchurch-neighbourhood-development-plan/
- in the Town Hall office;
- at Whitchurch Library;
- at the town's community hall, the Gill Nethercott Centre;
- at H's Tea Shop;
- at Whitchurch Silk Mill Tea Shop;
- at the Doctors' surgery; and
- in the offices of the Whitchurch branches of estate agents Brockenhurst and Graham & Co.

5.3 Figure 10 shows the flyer distributed to each household in the town. Figure 11 shows the consultation announcements on the WNDP and Town Council websites. Figure 12 shows the announcements on the Whitchurch community website and Facebook page.



WHITCHURCH NEIGHBOURHOOD PLAN

Housing
Traffic & HGVs
Open Spaces
Employment
Getting Around
Environment

**The Draft Plan has now been published
Your chance to comment**

Copies can be viewed at Whitchurch Town Hall during normal opening times or online

Monday 9:30am - 11:30am
Tuesday 9:30am - 12:30pm
Wednesday Closed
Thursday 9:30am - 11:30am
Friday 9:30am - 11:30am
Tel: 01256 892107
Comments close **FRIDAY 8th JANUARY 2016**
See over for Open Consultation Sessions
www.whitchurchplan.org

WHITCHURCH NEIGHBOURHOOD PLAN

Open Consultation Sessions
on the Draft (Pre-submission) Plan:

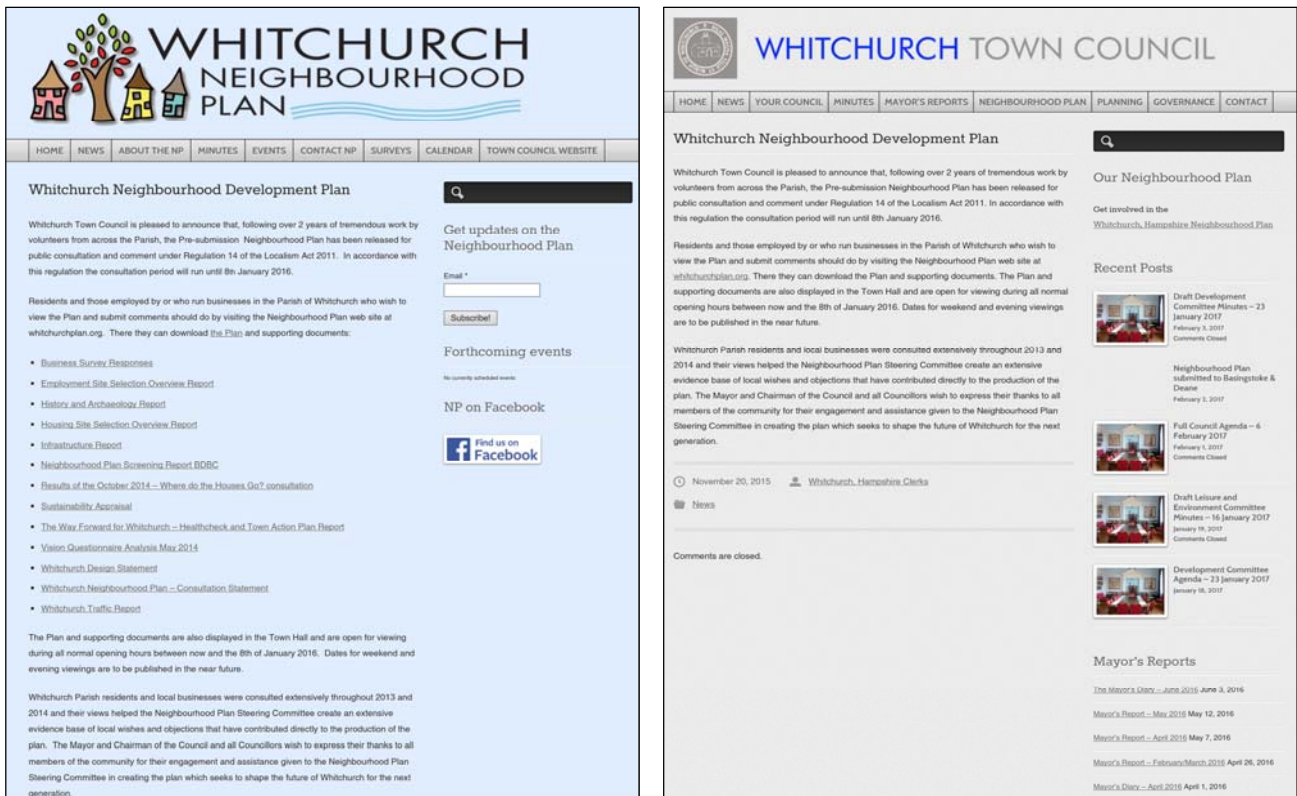
Sunday 6th December
1.00pm - 4.00pm

Saturday 12th December
9.00am - 12noon

Gill Nethercott Centre
Winchester Road,
Whitchurch
RG28 7HP

The Plan can also be viewed at Whitchurch Town Hall during normal opening times or online:
www.whitchurchplan.org
Comments close **FRIDAY 8th JANUARY 2016**

Figure 10. Flyer advertising the Regulation 14 consultation



WHITCHURCH NEIGHBOURHOOD PLAN

HOME NEWS ABOUT THE NP MINUTES EVENTS CONTACT NP SURVEYS CALENDAR TOWN COUNCIL WEBSITE

Whitchurch Neighbourhood Development Plan

Whitchurch Town Council is pleased to announce that, following over 2 years of tremendous work by volunteers from across the Parish, the Pre-submission Neighbourhood Plan has been released for public consultation and comment under Regulation 14 of the Localism Act 2011. In accordance with this regulation the consultation period will run until 8th January 2016.

Residents and those employed by or who run businesses in the Parish of Whitchurch who wish to view the Plan and submit comments should do by visiting the Neighbourhood Plan web site at whitchurchplan.org. There they can download the Plan and supporting documents.

Get updates on the Neighbourhood Plan

Email *

Forthcoming events

NP on Facebook

find us on Facebook

Whitchurch Parish residents and local businesses were consulted extensively throughout 2013 and 2014 and their views helped the Neighbourhood Plan Steering Committee create an extensive evidence base of local wishes and objections that have contributed directly to the production of the plan. The Mayor and Chairman of the Council and all Councillors wish to express their thanks to all members of the community for their engagement and assistance given to the Neighbourhood Plan Steering Committee in creating the plan which seeks to shape the future of Whitchurch for the next generation.

The Plan and supporting documents are also displayed in the Town Hall and are open for viewing during all normal opening hours between now and the 8th of January 2016. Dates for weekend and evening viewings are to be published in the near future.

Whitchurch Parish residents and local businesses were consulted extensively throughout 2013 and 2014 and their views helped the Neighbourhood Plan Steering Committee create an extensive evidence base of local wishes and objections that have contributed directly to the production of the plan. The Mayor and Chairman of the Council and all Councillors wish to express their thanks to all members of the community for their engagement and assistance given to the Neighbourhood Plan Steering Committee in creating the plan which seeks to shape the future of Whitchurch for the next generation.

WHITCHURCH TOWN COUNCIL

HOME NEWS YOUR COUNCIL MINUTES MAYOR'S REPORTS NEIGHBOURHOOD PLAN PLANNING GOVERNANCE CONTACT

Whitchurch Neighbourhood Development Plan

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Our Neighbourhood Plan

Get involved in the Whitchurch, Hampshire Neighbourhood Plan

Recent Posts

Draft Development Committee Minutes – 23 January 2017
February 3, 2017
Comments Closed

Neighbourhood Plan submitted to Beasingstoke & District
February 3, 2017

Full Council Agenda – 6 February 2017
February 3, 2017
Comments Closed

Draft Leisure and Environment Committee Minutes – 16 January 2017
January 19, 2017
Comments Closed

Development Committee Agenda – 23 January 2017
January 18, 2017

Mayor's Reports

The Mayor's Diary – June 2016 – June 3, 2016

Mayor's Report – May 2016 May 12, 2016

Mayor's Report – April 2016 May 7, 2016

Mayor's Report – February/March 2016 April 26, 2016

Mayor's Diary – April 2016 April 1, 2016

Figure 11. W NDP and Town Council website announcements of the Regulation 14 consultation

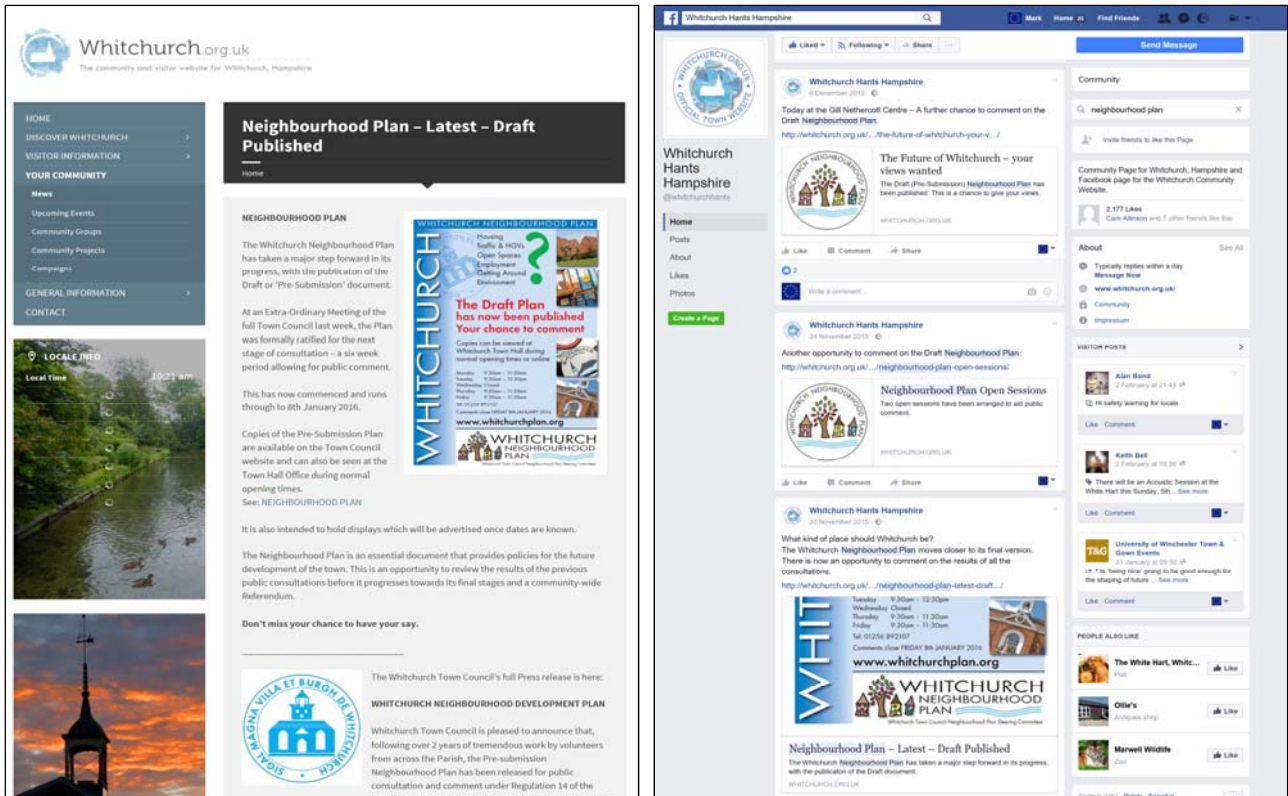


Figure 12. Whitchurch community website and Facebook page announcements of the Regulation 14 consultation

5.4 Consultation events were held from 1pm to 4pm on Sunday 6 December 2015, and from 9am to 12pm on Saturday 12 December 2015, at the Gill Nethercott Centre.

5.5 During the consultation, the following documents were available online and at the events:

- the draft WNDP;
- the draft Employment Site Selection Overview Report;
- the draft Housing Site Selection Overview Report;
- the draft Infrastructure Report;
- the draft Traffic Report.
- the draft Consultation Statement;
- the Sustainability Appraisal;
- the Vision Questionnaire Analysis;
- the 'Whitchurch Neighbourhood Plan "Where do the Houses Go?" Community Consultation' report;
- a summary of responses to the Business Survey;
- a History and Archaeology Report;
- the Whitchurch "Healthcheck and Town Action Plan Report" of 2005;
- the Whitchurch Design Statement of 2009; and
- the BDBC Neighbourhood Planning Screening Report.

5.6 At the events, posters were used to explain the draft Plan's:

- purpose and structure, and the constraints within which it operates;
- Vision for the future Whitchurch, based on the initial community consultations;
- Objectives established to deliver the Vision;
- Policies to guide development; and
- proposed development sites.


5.7 NPSC members were available to answer questions, and residents could provide comments using the forms provided. Visitors to the WNDP website could ask questions or make comments via the "Contact" tab at the top of every page of the website. Figure 13 shows example posters and the comments form used.

2 Whitchurch Neighbourhood Plan

What does the Plan do?

The Plan comprises of the following principal elements;

- It describes the setting of Whitchurch and the planning constraints and Basic Conditions to which the Plan must conform.
- It presents the studies which the NPSC conducted to provide additional evidence.
- It sets out the Vision which you told us you would like for the future of the Parish.
- It lists the Objectives which have been established to deliver the Vision.
- It proposes Policies which will apply to developments to achieve the objectives.
- It allocates sites for housing development over the plan period 2011-2029.
- It describes current policy in relation to employment land.
- It list your priority community infrastructure projects for financial support.



Poster 3

6 Whitchurch Neighbourhood Plan

The Vision which you told us you would like for the future of the Parish;

Whitchurch Vision Statement


As a result of the "Have Your Say" consultation, the NPSC developed a "Vision" for the Town as set out below;

We love our town. We appreciate its setting in the Hampshire countryside, the variety of people who live here and the local facilities that support a self-contained community. In the next 15 years, development of our town will take place at a steady pace, maintaining the variety of residents and respecting its existing architectural character.

Developments will be of an appropriate size, and well-integrated with the town. They will be designed to minimise the impact of traffic, parking constraints and road noise that detract from our current enjoyment of the town.

Business and industry will be encouraged to develop in line with the growth in housing to provide local jobs, shopping and tourism opportunities. Infrastructure and services will be expanded in lockstep with housing growth. The river will be even more visibly the heart of the town, as we take opportunities to improve access to it. The Town Centre will be cleaner, brighter, and more accessible to pedestrians, cyclists and car users.

In 15 years' time, those of us living here today will be proud to say that Whitchurch has changed for the better.




Poster 7

9b Whitchurch Neighbourhood Plan


The allocated sites for housing development over the plan period 2011-2029;

Policy HA1 - Allocation of Dances Lane for approximately 15 dwellings




Development type/number of dwellings	Site	Notes
15 dwellings	Plot 10	This site is located on the edge of the town and is well served by public transport. It is a suitable location for housing and will provide a mix of housing types. The site is also well served by local facilities and is a suitable location for housing.

Policy HA2 - Allocation of Serendipity Sams for approximately 16 dwellings




Development type/number of dwellings	Site	Notes
16 dwellings	Plot 11	This site is located in the town centre and is well served by public transport. It is a suitable location for housing and will provide a mix of housing types. The site is also well served by local facilities and is a suitable location for housing.

Policy HA2 - Allocation of the Car Centre for approximately 10 dwellings.



Development type/number of dwellings	Site	Notes
10 dwellings	Plot 12	This site is located in the town centre and is well served by public transport. It is a suitable location for housing and will provide a mix of housing types. The site is also well served by local facilities and is a suitable location for housing.



Poster 11

Figure 13. Example of the posters used at the consultation events, and the comments form

How statutory consultees were consulted

5.8 Thirty-eight organisations were identified as being “consultation bodies” according to Schedule 1 of The Neighbourhood Planning (General) Regulations 2012. These are shown in table 1.

Schedule 1 category	Organisation	Contact
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Hampshire County Council	planning@hants.gov.uk
	Laverstoke & Freefolk Parish Council	laverstokeclerk@gmail.com
	Kingsclere Parish Council	clerk@kingsclere-pc.org.uk
	Litchfield and Woodcott Parish Meeting	rhnicholson@yahoo.co.uk
	Ecchinswell, Sydmonton & Bishop's Green Parish Council	clerk@ecchinswell-pc.gov.uk
	Overton Parish Council	clerk@overtonparishcouncil.gov.uk
	Longparish Parish Council	clerk@longparish.org.uk
	St Mary Bourne Parish Council	clerk@stmarybourne-pc.gov.uk
	Hurstbourne Priors Parish Council	Private email address
The Coal Authority		thecoalauthority@coal.gov.uk
The Homes and Communities Agency		mail@homesandcommunities.co.uk
Natural England		consultations@naturalengland.org.uk
The Environment Agency		wtenquiries@environment-agency.gov.uk
The Historic Buildings and Monuments Commission for England (known as English Heritage)		southeast@HistoricEngland.org.uk
Network Rail Infrastructure Limited (company number 2904587)		1 Evershot Street, London, NW1 2DN
The Highways Agency		info@hants.gov.uk
The Marine Management Organisation		planning@marinemanagement.org.uk
Any person— (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	Openreach	newsitereceptionnorthdowns@openreach.co.uk
	Orange	Planning Team, Orange Centre Office, The Point, 37 North West Road, Paddington, London W2 1AG
	EE	site.information@everythingeverywhere.com
	Telefonica O2	Planning Team, Telefonica O2 Limited, 260 Bath Rd, Slough SL1 4DX
	Vodafone	Land Use Planning Dept., Vodafone House, The Connection, Newbury RG14 2FN
	TalkTalk	customerservices@talktalkbusiness.co.uk

	Virgin Media	Virgin Media, PO Box 219 Newport NP10 8GU
Where it exercises functions in any part of the neighbourhood area— (i) a Primary Care Trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that section; (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989; (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986; (iv) a sewerage undertaker; and (v) a water undertaker. Community and Voluntary Organisations	North Hampshire Clinical Commissioning Group	simon.wilkinson@nhs.net
	Scottish and Southern Energy	55 Vastern Road, Reading, RG1 8BU
	National Grid	Amec Environmental & Infrastructure UK Ltd, Gables House, Kenilworth Road, Leamington Spa, CV32 6JX
	Southern Gas Network	customer@sgn.co.uk
	Southern Water	planningpolicy@southernwater.co.uk
Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area	Kingfisher Trust	kingfisherdaycentre@btinternet.com
	Age Concern	sam.agnew@ageconcernhampshire.org.uk
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area	Multicultural Forum	admin@bmforum.org.uk
	All Hallows Church	Via website contact form www.allhallowswhitchurch.org.uk/ ContactUs.aspx
	Methodist Church	Private email address
	St John the Baptist Parish (RC)	stjtb@portsmouthdiocese.org.uk
	Baptist Church	andy.fitchet@whitchurchbc.org.uk
Bodies which represent the interests of persons carrying on business in the neighbourhood area	Ardglen Business Forum	ali@labcal.co.uk
Bodies which represent the interests of disabled persons in the neighbourhood area	Disability Forum and Access Group	Private email address

Table 1. Organisations identified as being “consultation bodies” according to Schedule 1 of The Neighbourhood Planning (General) Regulations 2012

5.9 A further 23 organisations and individuals which the NPSC regarded as important stakeholders were also contacted and invited to comment. These are shown in table 2.

Category	Organisation/ Representative	Contact
AONB		info@northwessexdowns.org.uk
Public transport	Southwest Trains	Tshoveller@swtrains.co.uk
		Pdominey@swtrains.co.uk
	Stagecoach Buses	martin.gibbon@stagecoachbus.com
	Basingstoke Community Transport	keith_bct@hotmail.com
Police	Hampshire Constabulary	Police HQ, West Hill, Romsey Road, Winchester, SO22 5DB
	Office of the Police & Crime Commissioner for Hampshire	St George's Chamber, St George's Street, Winchester, SO23 8AJ
Elected Representatives	Borough Councillors	cllr.keith.watts@basingstoke.gov.uk cllr.eric.dunlop@basingstoke.gov.uk
	County Councillor	tom.thacker@hants.gov.uk
	MP	kit.malthouse.mp@parliament.uk
Schools	Testbourne School	adminoffice@testbourne.hants.sch.uk
	Whitchurch CofE Primary School	adminoffice@whitchurch.hants.sch.uk

Whitchurch Surgery	Whitchurch Surgery	ian.rees@nhs.net
Housing Associations	Sentinel Housing Association	56 Kingsclere Road, Basingstoke, Hampshire RG21 6XG
	Sovereign Housing Association	stuart.roberts@sovereign.org.uk
Landowners and developers featured in the WNDP	BDBC Property Services	jason.christou@basingstoke.gov.uk
	The Hospital of St Cross & Almshouse of Noble Poverty	clerk@hospitalofstcross.co.uk
	David Wilson Homes	Tollbar House, Tollbar Way, Hedge End, Southampton SO30 2UH
	R E Thompson & Co	51 Evingar Road, Whitchurch, Hants RG28 7EU
	Timesvalue Ltd, c/o DGG Planning Ltd	ian@dggplanning.co.uk
	Banner Homes and Bewley Homes c/o Barton Willmore	The Observatory, Southfleet Road, Dartford, Kent, DA10 0DF
	Zurich Assurance	giles.wordsworth@smithsgore.co.uk
Other	Whitchurch Association	Private email address

Table 2. Other organisations and individuals representatives invited to comment during the Regulation 14 consultation

- 5.10 In addition, 121 businesses which had been identified as operating in Whitchurch, and for whom email contacts were available, were invited to comment on the plan.
- 5.11 Figure 11 shows the communication to the organizations invited to comment on the draft WNDP.

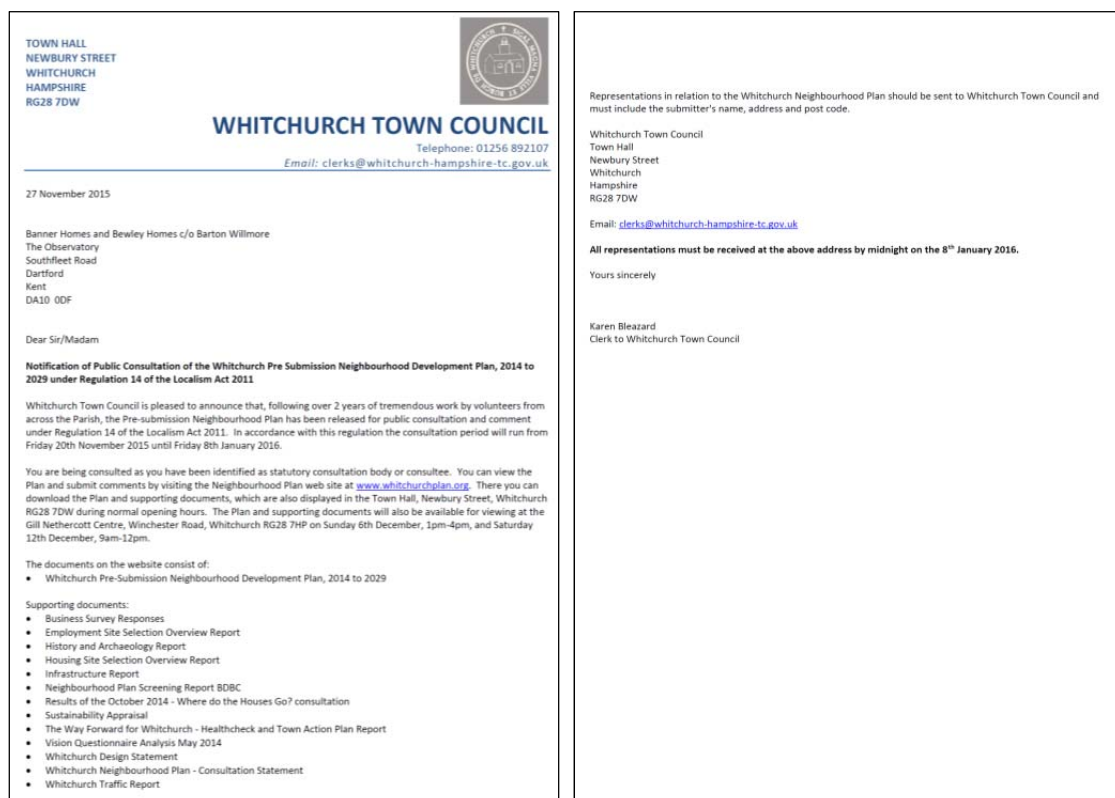


Figure 11. Communication to the organizations invited to comment on the draft WNDP

Issues raised, and how they were taken into account

5.12 Fourteen residents or employers commented on the Regulation 14 draft of the WNDP:

- four provided detailed comments on process, matters of fact and the soundness of Plan recommendation; these were addressed where appropriate by corrections of detail or clarifications to the decision-making process in the relevant sections of the Plan and supporting documents.
- the remaining respondents expressed support for the Plan, and/or raised individual points which were addressed where appropriate by corrections of detail or clarifications to the decision-making process in the relevant sections of the Plan and supporting documents.

5.13 BDBC made 84 comments covering:

- structure of the Plan documentation;
- drafting;
- legality, practicality and reasonableness of the proposed Policies;
- consistency with the Adopted Local Plan; and
- points of detail.

The issues were addressed by redrafting of the Plan documentation, redrafting (and in one case, deletion) of Policies, and provision of additional detail in the Plan and its supporting documents.

5.14 Seven other consultation bodies commented on the Regulation 14 Draft of the WNDP:

- Southern Water provided detailed comments and recommended amendments to a number of policies and sections of text. These were incorporated where the NPSC believed that it was essential to WNDP Objectives and not already addressed by the BDBC Adopted Local Plan.
- The remaining respondees addressed specific policies, Plan chapters or supporting documents, which were addressed where appropriate by corrections or clarifications to the relevant sections of the Plan and supporting documents.

5.15 Individual comments, and the changes to the plan – if any – that were made as a result of comments from residents, employers and consultation bodies, are contained in Appendix A to this Consultation Statement.

6. Communication of changes to the WNDP made after the Regulation 14 consultation

- 6.1 In July 2016, public presentations were made of changes to the Plan resulting from planning developments after the Regulation 14 consultation:
- on 26 May 2016 BDBC “adopted” the Local Plan which changes the number of houses to be allocated by the Town Council and removes the BDBC allocation of Employment Land;
 - the 25 affordable homes proposed by Hyde Housing Association have been postponed indefinitely;
 - there had been a number of planning applications and decisions relating to housing and employment; and
 - there had been comments from residents and other stakeholders that required action in respect of the Regulation 14 version of the Plan.
- 6.2 The presentation events were promoted through the WNDP website and Facebook page, and the Town Council website. Figure 13 shows the consultation announcements on the WNDP website and Facebook page.



Figure 13. WNDP website and Facebook announcements of the update events

- 6.3 The events were held at the Gill Nethercott Centre on:
- Tuesday 19 July, from 6pm to 9pm; and
 - Saturday 23 July, from 1pm to 4pm.

- 6.4 At the presentation events, a series of 15 posters explained:
- what had changed since the community had been consulted on the Regulation 14 draft of the WNDP in November 2015 – January 2016;
 - how the Plan had been changed to address the developments since the Regulation 14 consultation; and
 - details of the housing and employment site proposals in the revised WNDP.
- 6.5 Members of the NPSC were available to answer residents' questions, and comments forms were available to record feedback from visitors to the events. Figure 14 shows the presentations at the event, and figure 15 shows examples of the posters, and the comments form used to solicit feedback.



Figure 14. The public presentations in July 2016


1

Why are we making this presentation?

Since the Pre-submission Whitchurch Neighbourhood Plan (December 2015) there have been significant developments which affect the Plan. The most important of these are;

- On May 26th 2016 BDBC adopted the Local Plan which changes the number of houses to be allocated by the Town Council and removes the BDBC allocation of Employment Land.
- The Rural Exception Scheme proposed by Hyde Housing Association has been postponed indefinitely.
- There has been a number of planning applications and decisions for housing and employment.
- There have been comments on our pre-submission WNP submitted in December which require changes. These changes have resulted in a shortfall of 60 houses and a lack of employment provision. We are therefore proposing changes to the WNP before formal submission to Basingstoke and Deane Borough Council. This presentation sets out the more important changes. We would welcome your views and comments.

David George
Chair Neighbourhood
Plan Steering
Committee



6 What changes are we proposing?


Housing allocations;

- The removal of the allocation for the development of Serendipity Sam's
- The allocation of the N W Whitchurch site for 60 homes (in addition to the 34 already granted for the allotments site)
- The change of allocation of the Car Centre as a reserve site for 10 homes if shortfall.

Employment land allocations ;

- Replacing the BDBC allocation of 12000m² at the N W Whitchurch Site by approximately 4000m² of B1 and B2 type development as part of mixed housing and employment development.

The allocations which include the changes made are illustrated on the following posters.



10 Proposed additional Housing and Employment allocation

Policy HA2 - Allocation of Land NW Whitchurch for approximately 94 dwellings. (Including 34 granted Outline Planning Permission).






Figure 11.5. N.W. Whitchurch site.

Principal Community Benefits

- a new free car park for the railway station with footpath links to the north and southbound platforms
- a large area of open space on the higher land near the A34
- a community orchard
- car parking for the allotments

Whitchurch Pre Submission Neighbourhood Development Plan, 2014 to 2029

Presentation of recommended changes to the Whitchurch Neighbourhood Plan, July 2016

Name:	
Address:	
Post code:	
If you are employed in Whitchurch:	
Employer:	
Place of work:	
Post code:	
Your comments:	

Thank you for your comments

Figure 15. Comments form and examples of the posters used at the public presentations in July 2016

6.6 Following the two events, on 6 August, the posters and a comments form were made available on the WNDP website, with a request for comments before the end of August.

7. Additional consultation before the Regulation 15 submission

- 7.1 Shortly before the submission of the Regulation 15 version of the WNDP, a further consultation on the main changes to the Plan was undertaken. Emphasis was placed on the changes to proposed revisions the allocation of land for development.

How people were consulted

- 7.2 From 29 October to 3 December 2016, the draft Plan was made available to all stakeholders for a further consultation. The consultation was promoted through:
- the WNDP website and Facebook page;
 - the Town Council website;
 - the November 2016 issue of the Parish Magazine;
 - the Whitchurch community website and Facebook page; and
 - a flyer delivered to households close to the additional proposed development site in North West Whitchurch.
- 7.3 Copies of the plan were made available:
- on the WNDP website at <http://whitchurch-hampshire-tc.gov.uk/neighbourhood-plan/2016/10/28/whitchurch-neighbourhood-development-plan-2/>
 - in the Town Hall office;
 - at Whitchurch Library;
 - at the town's community hall, the Gill Nethercott Centre; and
 - at H's Tea Shop.
- 7.4 Figure 15 shows the consultation announcements on the WNDP and Town Council websites. Figure 16 shows the Parish Magazine announcement and the flyer, which was distributed to households which are close the newly allocated sites. Flyers were distributed to:
- Witan Court;
 - Caesars Way;
 - Bradbury Close;
 - Beech Court;
 - Greenwoods; and
 - Station Road.



Whitchurch Neighbourhood Development Plan

Whitchurch Town Council is pleased to announce that the Whitchurch Neighbourhood Development Plan will shortly be submitted to Basingstoke & Deane Borough Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

A number of changes to the plan have been made since the Regulation 14 consultation in late 2015. These were made necessary by planning applications that have been approved by Basingstoke & Deane Borough Council over the last few months, and the publication of the Borough Council's Local Plan in May 2016.

The Neighbourhood Plan Steering Committee has therefore arranged a further opportunity for the community to review and comment on the Plan, between 29 October and 3 December 2016. Residents and those employed by or who run businesses in the Parish of Whitchurch who wish to view the Plan and submit comments should do so by:

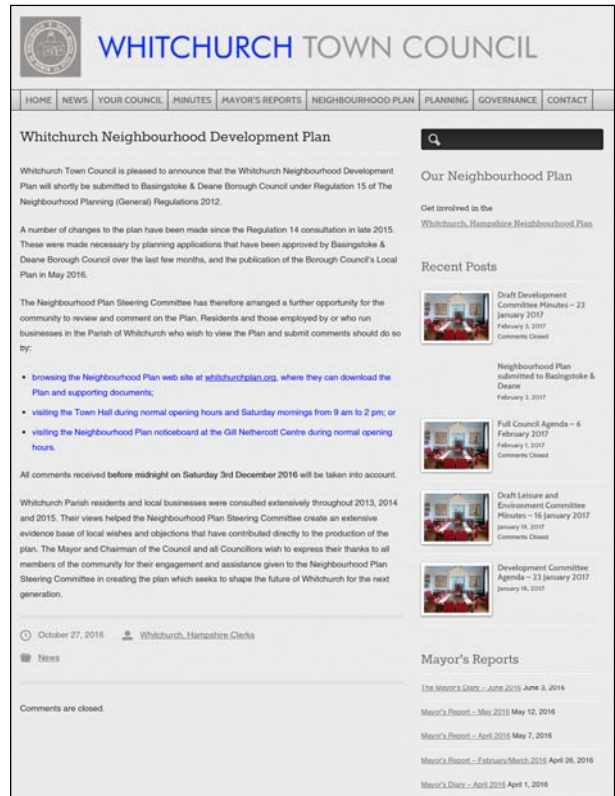
- browsing the Plan and supporting documents below; or
- visiting the Town Hall during normal opening hours and Saturday mornings from 9am to 2pm; or
- visiting the Neighbourhood Plan noticeboard at the Gill Nethercott Centre during normal opening hours.

All comments received before midnight on Saturday 3rd December 2016 will be taken into account.

Whitchurch Parish residents and local businesses were consulted extensively throughout 2013, 2014 and 2015. Their views helped the Neighbourhood Plan Steering Committee create an extensive evidence base of local wishes and objections that have contributed directly to the production of the plan. The Mayor and Chairman of the Council and all Councillors wish to express their thanks to all members of the community for their engagement and assistance given to the Neighbourhood Plan Steering Committee in creating the plan which seeks to shape the future of Whitchurch for the next generation.

- [Whitchurch Neighbourhood Plan summary](#)
- [Whitchurch Neighbourhood Plan](#)
- [Housing Site Selection Report](#)
- [Housing Site Selection Addendum](#)
- [Employment Site Selection Report](#)
- [Employment Site Selection Addendum](#)

Comments can be made using this form.



WHITCHURCH TOWN COUNCIL

HOME NEWS YOUR COUNCIL MINUTES MAYOR'S REPORTS NEIGHBOURHOOD PLAN PLANNING GOVERNANCE CONTACT

Whitchurch Neighbourhood Development Plan

Whitchurch Town Council is pleased to announce that the Whitchurch Neighbourhood Development Plan will shortly be submitted to Basingstoke & Deane Borough Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

A number of changes to the plan have been made since the Regulation 14 consultation in late 2015. These were made necessary by planning applications that have been approved by Basingstoke & Deane Borough Council over the last few months, and the publication of the Borough Council's Local Plan in May 2016.

The Neighbourhood Plan Steering Committee has therefore arranged a further opportunity for the community to review and comment on the Plan. Residents and those employed by or who run businesses in the Parish of Whitchurch who wish to view the Plan and submit comments should do so by:

- browsing the Neighbourhood Plan web site at whitchurchplan.org, where they can download the Plan and supporting documents;
- visiting the Town Hall during normal opening hours and Saturday mornings from 9 am to 2 pm; or
- visiting the Neighbourhood Plan noticeboard at the Gill Nethercott Centre during normal opening hours.

All comments received before midnight on Saturday 3rd December 2016 will be taken into account.

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October 27, 2016 Whitchurch, Hampshire Clerks

News

Comments are closed.

Mayor's Reports

- The Mayor's Diary - June 2016 June 3, 2016
- Mayor's Report - May 2016 May 12, 2016
- Mayor's Report - April 2016 May 7, 2016
- Mayor's Report - February/March 2016 April 26, 2016
- Mayor's Diary - April 2016 April 1, 2016

Figure 15. WNDP and Town Council website announcements of the additional consultation before Regulation 15

NEWS FROM THE NEIGHBOURHOOD PLAN

Last chance to Have Your Say

The Neighbourhood Plan is nearly finished!

We've had to make some changes to take account of planning applications that have been approved by Basingstoke & Deane Borough Council over the last few months, and the final version of the Council's Local Plan, which was published in May.

Thanks to everyone who's helped prepare the Plan, and all those who've given us their feedback over the past couple of years. Now there's a last chance to have a look and tell us what you think.

The Plan will be available to view at the Town Hall, online, and on our noticeboard at the Gill Nethercott Centre throughout November. Please let us know what you think, by completing a comments form or visiting www.whitchurchplan.org.

Mark Allinson



LAST CHANCE TO HAVE YOUR SAY

The Whitchurch Neighbourhood Plan, based on feedback from Whitchurch residents and businesses, is almost ready.

Since we presented the Plan to residents at the end of 2015, it's been amended to take account of recent planning decisions, and Basingstoke & Deane Borough Council's new Local Plan.

Amongst other changes, the Plan now includes a proposed development off Evingar Road. You can find out more, see what else has changed, and tell us what you think, at the Town Hall, the Gill Nethercott Centre or via our website, www.whitchurchplan.org

from 29 October – 3 December.

Comments forms may be left at the presentation venues, left at or posted to the Town Hall, or sent via our website at www.whitchurchplan.org.

All comments received before midnight on Saturday 3rd December 2016 will be taken into account.



Figure 16. Parish magazine announcement and flyer, advertising the additional consultation before Regulation 15

- 7.5 Posters explaining the latest draft of the Plan and what has changed since the Regulation 14 consultation, together with the draft Plan documents, were available in the Town Hall during normal weekday opening hours, and a member of the Neighbourhood Plan Steering Committee was available at the Town Hall every Saturday, from 9am to 2pm, to explain the presentation and answer questions.
- 7.6 Copies of the posters, and the draft Plan documents, were also made available at the Town's community hall, the Gill Nethercott Centre, and on the WNDP website.
- 7.7 During the consultation, the following documents were available online and at the events:
- posters describing the changes to the draft WNDP;
 - the draft WNDP;
 - the draft Employment Site Selection Overview Report;
 - the draft Housing Site Selection Overview Report;
 - the draft Employment Site Selection Addendum;
 - the draft Housing Site Selection Addendum; and
 - a comments form for feedback.
- 7.8 Figure 17 shows example posters from the events, and the comments form.

1 Why are we consulting residents again?

Since you were consulted on the Pre-submission Whitchurch Neighbourhood Plan there have been a number of significant developments which have required us to make changes to the Plan.

As this is a Community led Plan we are once again consulting with the Whitchurch Community and others that previously provided us with comments to give them an opportunity to give their views prior to the Plan being formally submitted to Basingstoke and Deane Borough Council under section 15 of the Neighbourhood Planning (General) Regulations 2012.

Thereafter the plan will be reviewed by an external examiner and then BDBC may send the plan for referendum when you will be given a chance to vote as to whether it should be "made" or not.

This display sets out some of more important changes in relation to the allocation of sites for housing and employment. There have also been changes to the number and wording of policies. You should take the opportunity to read the plan and supporting.

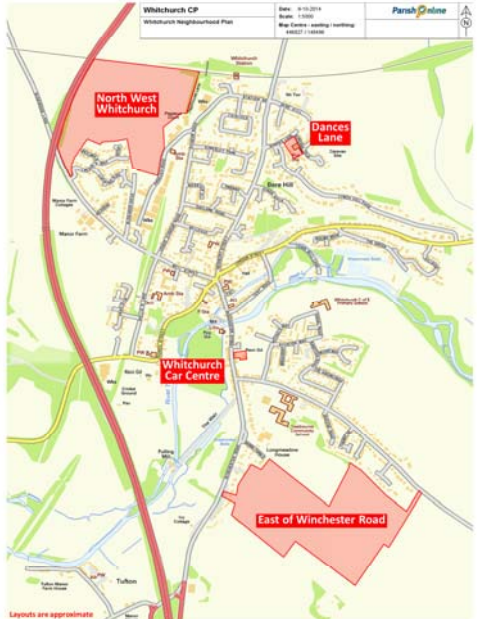

We welcome your views and comments on this Plan. Documents and comments forms are available alongside this display, at the Town Hall, Gill Nethercott Centre and on our website whitchurchplan.org. Comments forms may be left at this presentation or submitted or posted to the Town Hall. Comments may also be made via our website.

All comments received before midnight on Saturday 3rd December 2016 will be taken into account.

David George
Chair, Neighbourhood Plan Steering Committee (NPSC)



8 Proposed sites for housing development in the revised Plan

16 What is the benefit of the Neighbourhood Plan in future?


Now Basingstoke and Deane Borough Council has a Local Plan in place and over 5 years' housing land supply, the Neighbourhood Plan will have significant weight in planning decisions

It will protect against additional unplanned development, once passed by referendum, provided:

- BDBC maintains a five year housing land supply
- The government does not change planning law (e.g. Housing and Planning Act Regulations)
- Future reviews of the Local Plan do not produce additional requirements

We welcome your views and comments on this Plan. Documents and comments forms are available alongside this display, at the Town Hall, Gill Nethercott Centre and on our website whitchurchplan.org. Comments forms may be left at this presentation or submitted or posted to the Town Hall. Comments may also be made via our website.

All comments received before midnight on Saturday 3rd December 2016 will be taken into account.




Whitchurch Pre-Submission Neighbourhood Development Plan, 2014 to 2029

Presentation of recommended changes to the Whitchurch Neighbourhood Plan, October 2016

Name:

Address:

Postcode:

If you are employed in Whitchurch:

Employer:

Place of work:

Postcode:

Your Comments:

Please return your comments form to the Town Hall, or email to clerks@whitchurch-hampshire-tc.gov.uk. Thank you.

Figure 17. Example of the posters used at the consultation events, and the comments form

How statutory consultees were consulted

- 7.9 All statutory and other organizations and elected representatives who were contacted during the Regulation 14 consultation were contacted again during the additional consultation before Regulation 15.
- 7.10 Figure 18 shows the communication to the organizations invited to comment on the draft WNDP.

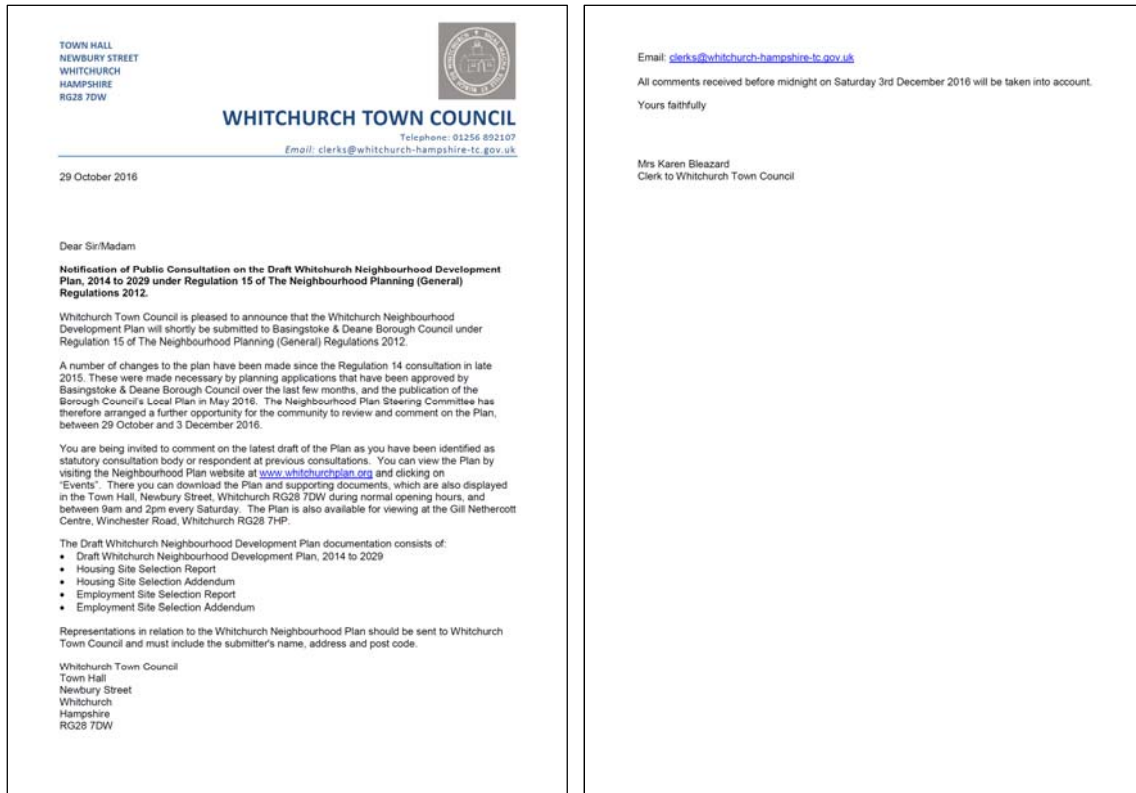


Figure 18. Communication to the organizations invited to comment on the draft WNDP during the additional consultation before Regulation 15

Issues raised, and how they were taken into account

- 7.11 Fifteen residents or employers commented on the pre-Regulation 15 draft of the WNDP:
- four provided detailed comments on process, matters of fact and the soundness of Plan recommendation; these were addressed where appropriate by corrections of detail or clarifications to the decision-making process in the relevant sections of the Plan and supporting documents.
 - the remaining respondents expressed support for the Plan and/or raised individual points which were addressed where appropriate by corrections of detail or clarifications to the decision-making process in the relevant sections of the Plan and supporting documents.
- 7.12 BDBC made 31 comments covering:

Regulation 15 Submission

- structure of the Plan documentation;
- drafting;
- legality, practicality and reasonableness of the proposed Policies;
- consistency with the Adopted Local Plan; and
- points of detail.

Nineteen of these comments recognised improvements in Policies as a result of redrafting since the Regulation 14 consultation. The remaining comments were addressed by redrafting of the Plan documentation and further redrafting of Policies.

7.13 Three other consultation bodies commented on the pre-Regulation 15 draft of the WNDP:

- Southern Water provided detailed comments and recommended amendments to a number of policies and sections of text. These were incorporated where the NPSC believed that it was essential to WNDP Objectives and not already addressed by the BDBC Adopted Local Plan.
- The remaining respondees addressed specific policies or Plan text, which were addressed where appropriate by corrections or clarifications to the relevant sections of the Plan and supporting documents.

7.14 Individual comments, and the changes to the plan – if any – that were made as a result of comments from residents, employers and consultation bodies, are contained in Appendix B to this Consultation Statement.

8. Conclusion

- 8.1 This Consultation Statement and the supporting documents in the Appendix to this Statement are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix A Comments and WNDP responses from the Regulation 14 consultation

Statutory Consultees

Consultee	Report reference	Comment	WNDP response
BDBC	Policy HD1	<p>This policy is quite convoluted, as it attempts to address affordable housing, older persons housing, and presumably the mix of market housing. The policy moves between different issues related to housing mix, which undermines the clarity and coherence of the policy.</p> <p>The first sentence is somewhat ambiguous, as it is not clear what constitutes the “specific needs identified for Whitchurch”.</p> <p>In respect of the second sentence, it is not clear what would constitute addressing the “local need for older persons’ housing”. i.e. what is the local need? And how much needs to be done to address it?</p> <p>The policy contains a very specific clause about the eligibility criteria for affordable rented accommodation. This clause seems overly prescriptive, and it is recommended that the WNDPSC consult with the borough council’s housing department regarding the proposed wording.</p> <p>Currently, the policy does not provide any clarification regarding what sort of mix is expected, and therefore is not considered consistent with the policy writing guidance set out in the PPG.</p> <p>The policy needs to be made more clear and precise, with clear requirements and criteria.</p> <p>It may be preferable to split this policy into 3 separate policies, or at least clarify the wording and structure of this policy.</p> <p>Please refer to the policy writing guidance in the PPG (referred to above).</p> <p>It is also recommended that supporting text/guidance is added in order to clarify the interpretation of the policy.</p> <p>The policy and/or supporting text should provide some clarification regarding what the evidence base shows is required in terms of housing mix, as currently the decision maker has no frame of reference for assessing this policy, which would lead to a very uncertain decision making process. It should also be clarified whether the mix referred to relates to market or affordable housing, or both. The Borough Housing department should be consulted on (c) and (e) and also on Policy HD3</p> <p>Policy HD1 contains a very specific clause about the eligibility criteria for affordable rented accommodation. This clause seems overly prescriptive, and it is recommended that the WNDPSC consult with the borough</p>	<p>Policies HD1 and HD2 (formerly HD3) have been amended following feedback from, and discussions with, BDBC, including the Borough Housing department.</p>

Consultee	Report reference	Comment	WNDP response
		council's housing department regarding the proposed wording.	
BDBC	Policy HD1	Supporting text requires all development to include 40% social housing, which is not reasonable. The wording therefore needs revisiting.	Policies HD1 and HD2 (formerly HD3) have been amended following feedback from, and discussions with, BDBC, including the Borough Housing department.
BDBC	Policy HD2	Applies space standards and there is an issue over whether this is viable	The original Policy HD2 has been deleted from the WNDP.
BDBC	Policy HD3	Housing officers would need to consider this.	Policy HD2 (formerly HD3) have been amended following feedback from, and discussions with, BDBC, including the Borough Housing department.
BDBC	10.4	<p>The reference to there being an “absence of concrete evidence to show that the North West Whitchurch site is not deliverable” does not seem a reasonable basis for relying on a site to meet an identified land use need, especially when the site in question has proved problematic to bring forward for a number of years.</p> <p>Policy D3.21 of the Adopted Local Plan will not be retained once the submission Local Plan is adopted and therefore it cannot be relied upon to meet the employment need identified. Only policy ES4 makes provision for new employment land, and it may not lead to the result which is favoured by the employment site selection analysis, namely the development of the North West Whitchurch site for employment use. It could lead to a less preferable site(s) coming forward to meet the demand identified.</p> <p>The conclusion also seems to assume that the North West Whitchurch site can be accessed through the railway tunnel to the north of the site. However, this has been at the root of the considerable delay in bringing the site forward for development, and no evidence has been presented that this issue has been resolved.</p> <p>The conclusion also appears confused in that it is stated that there is no need to make an allocation for employment need, owing to the existence of the saved policy, whilst, on the other hand, the WNDP provides a policy to allow additional employment land to come forward on a more flexible basis – ES4.</p>	The Employment chapter, and associated policies of the WNDP, have been revised to take account of this and other comments.
BDBC	11.3 / 11.4	11.3. This part of the WNDP does not need to be amended at this stage, but it may be necessary to monitor	The Housing

Consultee	Report reference	Comment	WNDP response
		<p>the potential amendments to policy SS5 depending on future timescales.</p> <p>But to meet the BDBC modification to the emerging LP the word “approximately” should change to “at least”.</p> <p>11.4. The reference to the emerging Local Plan policy should be removed. If the WNDPSC want to ensure that 40% of new housing is affordable then this should be included within the policy.</p>	<p>chapter, and associated policies of the WNDP, have been revised to take account of this and other comments.</p>
BDBC	11.4	<p>Reference is made to the emerging Local Plan policy in respect of affordable housing, this is not necessary in respect of the ‘basic conditions’ as this is not yet part of the development plan.</p>	<p>The Housing chapter, and associated policies of the WNDP, have been revised to take account of this and other comments.</p>
BDBC	11.4 second paragraph	<p>‘Social housing’ is a form of ‘affordable housing,’ as are affordable rent, and intermediate housing. In the future, the government may change the definition of affordable housing to include ‘starter homes’.</p>	<p>The Housing chapter, and associated policies of the WNDP, have been revised to take account of this and other comments.</p>
BDBC	11.5	<p>Considerable detail has been set out regarding the site selection process. It is not considered necessary that this be included within the Plan itself, as the information is already set out in the site selection document.</p> <p>Consider removing the material on site selection. This could simply be replaced by making reference to the accompanying site selection report.</p> <p>However, it is considered helpful to retain a clear explanation for the strategy for providing housing (i.e. focusing on smaller sites where possible) as this could be helpful in respect of future planning applications.</p>	<p>The Housing chapter has been revised to take account of this and other comments. Full details of the site selection criteria, scoring methodology and results are set out in the supporting document “Housing Site Selection Overview Report”.</p>
BDBC	11.6	<p>The detailed comments on the housing selection are set out in relation to the detailed report below. However, currently the council is concerned that the section doesn’t seem to present a coherent argument for why the sites in question have been selected. For example, page 87 shows that East of Winchester Road is one of the least “broadly acceptable” larger sites, and yet has been allocated.</p> <p>If a section on site selection is to be retained then it is recommended that this be more concise and clearly explain why the site selected are the most appropriate.</p>	<p>The Housing chapter, and associated policies of the WNDP, have been revised to take account of this and other comments.</p>

Consultee	Report reference	Comment	WNDP response
BDBC	11.8 / Policy HA5	<p>It is not clear from the wording of these sections whether this is a policy which the WNDPSC are using as a frame of reference by which borough council review the settlement policy boundary in the future, or whether this is an amendment to the SPB which is being made by the WNDP.</p> <p>Consider clarifying the wording in order to specify whether this constitutes an amendment to the SPB (in which case no specific policy is required), or whether this is to guide future actions by the borough council.</p>	The Housing chapter, and associated policies of the WNDP, have been revised to take account of this and other comments.
BDBC	12.1.1	<p>The text set out in paragraph would benefit from some additional clarification. The position in relation to CIL is that the Regulation 123 list sets out the infrastructure the borough council intends to spend its CIL on. 25% of the relevant CIL receipts will be passed to the town council, but these do not have to be spent on items on the regulation 123 list. They can be spent on anything that supports the development of the area.</p> <p>CIL Amendment Regulations 2013:</p> <p>“Application of CIL by local councils: 59C.A local council must use CIL receipts passed to it in accordance with regulation 59A or 59B to support the development of the local council’s area, or any part of that area, by funding -</p> <p>a) the provision, improvement, replacement, operation or maintenance of infrastructure; or</p> <p>b) anything else that is concerned with addressing the demands that development places on an area.”</p> <p>It is recommended that the first sentence as amended as follows:</p> <p>The CIL is administered by B&DBC, with 25% going to Neighbourhood Plan areas for types of infrastructure that support the development of the area.</p>	The Community Projects chapter has been revised to take account of this and other comments.
BDBC	2.6	<p>It is recommended that WNDPSC consider the content of the Hampshire Minerals and Waste Plan and consult with the Hampshire County Council planning policy team regarding minerals planning issues. In any case, the wording of the plan should be updated to be factually correct or removed.</p>	The Neighbourhood Area chapter has been revised to take account of this and other comments
BDBC	3.6	<p>Strategic Environmental Assessment: revise whole section, because AECOM is to revise the SA to include the employment policies.</p>	The Sustainability Appraisal / Strategic Environmental Assessment has been revised to support the Regulation 15 version of the WNDP
BDBC	5.1	<p>The reference to the SHLAA methodology is misleading, particular in this case, as the SHLAA relates to housing assessments, and not employment land. The borough council’s housing site assessment material forms the basis for the analysis.</p> <p>The council is concerned about this, as there is consequentially a mis-match between the assessment</p>	The Employment chapter, and associated policies of the WNDP, have

Consultee	Report reference	Comment	WNDP response
		methodology and form of land use being considered. For example, the methodology makes reference to capacity within the local schools to accommodate additional pupils, and make provision for affordable housing, but doesn't make any reference to meeting the industrial/commercial requirements of the local economy or relevant businesses. Consequently, the council is concerned that the conclusions drawn from the existing "SHLAA criteria" are not valid.	been revised to take account of this and other comments
BDBC	5.1.1	The section on the "SHLAA criteria" is somewhat misleading, as the criteria used is actually taken from the council's housing site assessment material as opposed to the SHLAA: http://www.basingstoke.gov.uk/content/doclib/168.pdf It is logical to base the analysis on the borough council's site assessment criteria, but labelling it as "SHLAA criteria" is inaccurate.	The Employment chapter, and associated policies of the WNDP, have been revised to take account of this and other comments.
BDBC	5.2	Further to the above, the "Vision" means of assessment is also hampered by a lack of specific criteria relevant to employment uses. Consequently, the council is concerned that this methodology does not form a robust means of assessment for employment uses.	The Employment chapter, and associated policies of the WNDP, have been revised to take account of this and other comments.
BDBC	5.2.3	There seems to be a slight inconsistency of approach, as Bell Cornwall independently reviewed the "SHLAA" score, but not the "Vision" score.	The Employment chapter, and associated policies of the WNDP, have been revised to take account of this and other comments.
BDBC	6.1.1	North West Whitchurch only seems to be being made available for mixed use (employment and residential), or purely residential. However, the WNDP is seeking to rely on a purely employment use designation to the land. Accordingly, the borough council is concerned that the land is not actually available for purely employment use.	The Employment chapter, and associated policies of the WNDP, have been revised to take account of this and other comments.
BDBC	6.1.1, 6.1.11	In relation to the North West Whitchurch site, the assessment process does not seem to have responded fully to the access constraints, historic difficulty in developing the site, and the intentions of the landowner.	The Employment chapter, and associated policies of the WNDP, have been revised to take account of this and

Consultee	Report reference	Comment	WNDP response
			other comments.
BDBC	6.2.12	The wording of the second bullet should be clarified, and should probably state that “allocation of this site would be contrary to NPPF and WNDP policies to protect...”. The third bullet is also concerning, as it seems overly simplistic to rely of the previous allocation of an alternative site in the ALP, as this site has never been developed and the more up to date evidence collected by the WNDPSC is potentially more relevant.	The Employment chapter, and associated policies of the WNDP, have been revised to take account of this and other comments.
BDBC	6.3.2	The SA/SEA makes reference to how the remaining 200 dwellings will be allocated in the neighbourhood area. However, the WNDP is proposing to allocate 141 units. Clarify the relationship between the SA/SEA and WNDP. Ensuring that the discrepancy between the two housing targets referred to has not undermined the assessment which has taken place.	The Housing chapter, and associated policies of the WNDP, have been revised to take account of this and other comments
BDBC	11.6	The WNP makes provision for 141 units exactly, which is precisely the net amount required in respect of policy SS5 in the Submission Local Plan. This does not allow for any flexibility in the event that some sites are not able to be developed or are not able to achieve the number of dwellings assigned to them in the Plan. More flexibility could be incorporated into the Plan in order to accommodate and deliverability issues with the allocated sites. For example, the Plan could include a ‘reserve site’ which could be released if certain stipulations are met.	The Housing chapter, and associated policies of the WNDP, have been revised to take account of this and other comments
BDBC	7	The WNDPSC may wish to consider whether any of the green spaces in the neighbourhood area would be suitable for designation as Local Green Space. Please see paragraphs 76 – 78 in the NPPF and the relevant guidance in the PPG. http://planningguidance.communities.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/ Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map (‘designate’) green areas for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning.	The General Design chapter has been revised to take account of this and other comments.
BDBC	7 Conclusion	The council is concerned about the final bullet: “in the absence of concrete evidence to show that the North West Whitchurch site is not deliverable”. This statement seems to indicate that the test has not been approached from the right angle. It is considered that the evidence needs to demonstrate that the site is deliverable, rather than relying on a lack of concrete evidence that it is not.	The Employment chapter, and associated policies of the WNDP, have been revised to take account of this and other comments.

Consultee	Report reference	Comment	WNDP response
BDBC	7.1, Policy GD2	<p>The policy is seeking to make improvements to the walk / cycle network in and around Whitchurch, particularly in respect of the Test. However, it may be helpful to make reference to improvements in the existing network and provision of the proposed network as well as linking in with the existing facilities. Consider amending the text as follows:</p> <p>"Wherever possible, new development will be expected to exploit opportunities to link in with and improve the existing cycle and footpath network of the Town in accordance with the map set out in Figure 7.1" Page 15 of response</p> <p>The policy includes a requirement that new development: "must dedicate land to the river frontage to facilitate future public access to a riverside walk along the River Test"</p> <p>This could be difficult to justify at the Independent Examination. For this clause to be valid there needs to be a realistic prospect that such a footpath can be provided within a clear timeframe. Any planning obligation/s or S106 agreement associated with this clause will need to meet the relevant test set out in the NPPF.</p> <p>It is recommended that further consideration be given to the likelihood of such a footpath being deliverable, and that evidence is presented to demonstrate that the path is realistic. Otherwise the requirement may be considered unreasonable and/or unjustified at the Independent Examination.</p>	Policy GD2 has been amended to take account of this and other comments.
BDBC	7.3	The paragraph sets out that proposals need to comply with policy EM5 in the emerging Local Plan. The reference to this policy is unnecessary and creates a conflict with the basic condition which relates to the development plan.	The General Design chapter has been revised to take account of this and other comments.
BDBC	7.3	It is recommended that the reference to the emerging Local Plan policy is removed. If there are any locally distinctive landscape or historic environment considerations then these could be set out in the form of policy or supporting text/guidance.	The General Design chapter has been revised to take account of this and other comments
BDBC	7.4	Reference is again made to all development needing to make "proper provision for those with mobility impairments". It is not clear what is required to meet this stipulation. Please see comments above in relation GD1.	The General Design chapter has been revised to take account of this and other comments.
BDBC	7.5, Policy GD3	<p>The policy is potentially quite onerous for a small application in respect of such a facility, for example, external alterations would require a justification demonstrating that they would enhance the viability or community value.</p> <p>This policy does not say anything locally specific about community facilities in Whitchurch, which may be a missed opportunity.</p> <p>Again, reference is made to Submission Local Plan policies, please see comments above regarding this</p>	The General Design chapter and Policy GD2 have been revised to take account of this and other comments .

Consultee	Report reference	Comment	WNDP response
		<p>issue.</p> <p>Consider revising the policy to make it more defined and practical to implement, and more locally specific. Reference could also be made in the supporting text or section 2 regarding the importance of the different facilities, and whether additional facilities are needed, which may be useful in relation to future planning applications.</p>	
BDBC	7.7, Policy LD2	<p>The implications of how this policy would operate in relation to smaller scale/householder development is also considered worthy of clarification, as the policy could prove very onerous in relation to such applications.</p> <p>Consider including criteria which would clarify the reference to “not normally be permitted” i.e. what exceptions would satisfy this implicit flexibility.</p>	The General Design chapter and Policy LD2 have been revised to take account of this and other comments.
BDBC	8.9	<p>The SA does not appear to consider reasonable alternatives to relying on the existing employment land allocation in respect of the North West Whitchurch site.</p> <p>This is especially pertinent given the comments above regarding the availability and deliverability of that site. Furthermore, the approach to employment sites is markedly less detailed than the much more robust approach to the housing options.</p> <p>It is recommended that the consultants who prepared the SA/SEA consider whether reasonable alternatives in relation to employment land provision have been incorporated into the assessment.</p>	The Sustainability Appraisal / Strategic Environmental Assessment has been revised to support the Regulation 15 version of the WNDP.
BDBC	9.3.1	<p>The bullet points and paragraph immediately at the top of page 60 read as a policy. If this is the intention then this text could be converted into a policy.</p> <p>Give consideration to whether the requirements in relation to renewable or low carbon energy could be a policy as opposed to supporting text.</p>	The Infrastructure chapter and Policy IP1 have been revised to take into account this and other comments.
BDBC	9.3.2, Policy ES2	<p>The first sentence is a statement rather than a policy and would be better placed in supporting text, ‘Major’ developments could also be defined in supporting text. It is also considered that some of the elements of the policy are overly specific, in particular the reference to the backhaul systems. As such the council is concerned that they are not a reasonable policy requirement. It would be unreasonable to potentially refuse a major application on the grounds of lack of clarification regarding the capacity of the backhaul systems.</p> <p>Additional guidance regarding the potential content of the connectivity statement should be provided to aid applicants and decisions makers.</p> <p>Consider providing supporting text/guidance to aid the implementation of the policy. It is considered that some of the more specific elements of the policy would be more appropriate as part of the supporting text/guidance.</p>	The Infrastructure chapter and Policy IP2 (formerly ES2) have been revised to take into account this and other comments.
BDBC	9.4	<p>This paragraph is slightly confusing, as it mentions ‘allocating’ land for an extension to the doctor’s surgery but no explicit allocation appears to have been made. Therefore, it is presumed that this paragraph actually</p>	The Infrastructure chapter has been

Consultee	Report reference	Comment	W NDP response
		<p>means that there is scope to extend the surgery premises and that such an approach would be supported in principle. If that is the case then clarification along those lines is recommended.</p> <p>Consider some clarification of the wording of this paragraph, removing the reference made to allocating land for any necessary extension to the surgery.</p>	revised to take into account this and other comments.
BDBC	9.5	<p>9.5.3 of V2.6 states: "There is an opportunity to enable expansion of more popular sports by allocating more sporting land use, either close to Testbourne School, or on a new site, or both. Basingstoke & Deane Borough Council is undertaking a Strategic Sports and Leisure review that needs interaction with the Town Council to identify up-and-coming activities that merit encouragement with facilities or money."</p> <p>NPPF 204 says that planning obligations should only be sought where they meet all of the following tests:</p> <ul style="list-style-type: none"> • necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>See also 12.4 of V2.6 which could be enhanced.</p> <p>Consider how the playing pitches and changing rooms would be funded and delivered. Land could be secured by s.106 and the facilities could be funded through the neighbourhood fund, borough council CIL, and possibly s.106 contributions if they are proportionate. It should be noted though that no more than five contributions can be pooled.</p>	The Infrastructure chapter, and Policy HA4, have been revised to take into account this and other comments.
BDBC	9.5	<p>The council's Playing Pitch Strategy and Built Sports Facilities Strategy have recently been published so there is the opportunity to review and update this section in light of that documentation.</p> <p>It is recommended that this section takes into account the council's recently published Playing Pitch Strategy and Built Sports Facilities Strategy.</p>	The Infrastructure chapter has been revised to take into account this and other comments.
BDBC	Policy CS1	Some additional clarification (ideally via map) regarding the location of the tunnels would be helpful.	Policy CS1 has been revised to take into account this and other comments.
BDBC	Policy CS1	It is recommended that a map be included within the W NDP specifying where the tunnels are located rather than the use of OS grid references in the policy.	Policy CS1 has been revised to take into account this and other comments.
BDBC	Policy EM5	<p>Consider a new policy (that reflects the wording of Draft Policy EM5 - Green Infrastructure as set out in the Green Infrastructure Strategy):</p> <ol style="list-style-type: none"> 1. Development proposals will only be permitted where: <ol style="list-style-type: none"> a) they do not prejudice the delivery of the council's Green Infrastructure Strategy (and subsequent updates); b) they do not result in the fragmentation of the green infrastructure network by severing important 	The General Design chapter has been revised to take into account this and other comments.

Consultee	Report reference	Comment	W NDP response
		<p>corridors/links; or</p> <p>c) they do not result in undue pressure on the network which cannot be fully mitigated.</p> <p>d) they seek to improve links and remedy identified deficiencies in the green infrastructure network in accordance with the borough's Green Infrastructure Strategy.</p> <p>2. Proposals for the redevelopment of public and private green spaces will only be permitted where it can be clearly demonstrated that:</p> <p>a) replacement areas will be at least equivalent in terms of quality, quantity and accessibility, and there will be no overall negative impact on the provision of green infrastructure; or</p> <p>b) a robust assessment clearly demonstrates that the space is surplus to local requirements and will not be needed in the longer term, in accordance with the council's local standards; or</p> <p>c) the proposal is for alternative recreational provision which meets evidence of local need in such a way as to outweigh the loss.</p> <p>A combination of on-site and off-site provision linked to new development will be sought, in accordance with the borough council's adopted open space standards as set out in an appendix, and subsequent updates.</p>	
<p>In general the clarity of the section could be increased, with greater precision regarding the land use needs identified and how these will be successfully addressed through the Plan.</p>	<p>In general the clarity of the section could be increased, with greater precision regarding the land use needs identified and how these will be successfully addressed through the Plan.</p>	<p>In general the clarity of the section could be increased, with greater precision regarding the land use needs identified and how these will be successfully addressed through the Plan.</p>	<p>In general the clarity of the section could be increased, with greater precision regarding the land use needs identified and how these will be successfully addressed through the Plan.</p>
<p>BDBC</p>	<p>Policy ES1</p>	<p>The reference to confirming with Local Plan policy is not appropriate.</p> <p>It is not clear exactly what is being covered by this policy, for example, would it encompass hotel and tourist accommodation?</p> <p>Some simplification and clarification of the policy could be considered, in particular the first section. Additional supporting text/guidance may also be beneficial in terms of aiding the interpretation of the policy.</p>	<p>Policy GD8 (formerly ES1) has been revised to take into account this and other comments.</p>
<p>BDBC</p>	<p>Policy ES2</p>	<p>The first sentence is a statement rather than a policy and would be better placed in supporting text, 'Major' developments could also be defined in supporting text. It is also considered that some of the elements of</p>	<p>Policy IP2 (formerly ES2) has been</p>

Consultee	Report reference	Comment	W NDP response
		<p>the policy are overly specific, in particular the reference to the backhaul systems. As such the council is concerned that they are not a reasonable policy requirement. It would be unreasonable to potentially refuse a major application on the grounds of lack of clarification regarding the capacity of the backhaul systems.</p> <p>Additional guidance regarding the potential content of the connectivity statement should be provided to aid applicants and decisions makers.</p> <p>Consider providing supporting text/guidance to aid the implementation of the policy. It is considered that some of the more specific elements of the policy would be more appropriate as part of the supporting text/guidance.</p>	revised to take into account this and other comments.
BDBC	Policy ES3	<p>The essence of the policy appears to accord with the basic conditions. However, there is no apparent definition regarding what constitutes an employment site, facilities or uses. This is particularly problematic given the concerns raised above regarding how the evidence base appears unclear regarding what is encompassed by employment use.</p> <p>In addition, the policy makes reference to it reflecting Local Plan Policy EP2. The policy shouldn't make reference to the Submission Local Plan. In addition, the policy contains more onerous requirements in terms of marketing than policy EP2, therefore it is potentially misleading to state that it reflects the EP2 approach.</p> <p>The marketing clause is considered overly specific for a planning policy, though some of this could be adapted and incorporated as supporting text.</p>	Policy ES2 (formerly ES2) has been revised to take into account this and other comments.
BDBC	Policy ES3	ES3: Makes specific reference to Local Plan policy, which is probably inappropriate. Policy also uses a 12 month marketing period.	Policy ES2 (formerly ES3) has been revised to take into account this and other comments.
BDBC	Policy ES4	<p>The reference to Local Plan policies is not considered necessary. The use of the wording "generally supported" is also not considered to be sufficiently precise.</p> <p>The policy makes reference to meeting the expansion needs of industrial businesses. Does this mean that only industrial related development will be permitted? If so, the council is concerned that this is potentially overly restrictive. The NPPF requires the planning system to do everything it can to support economic growth (para 19).</p> <p>For the same reason as above, the council is also concerned that restricting the provision of new premises only for industrial businesses currently located in Whitchurch is overly restrictive and may not accord with the requirement in paragraph 19 in NPPF. It would prevent the provision of space for new businesses or those looking to move into the neighbourhood area. This is especially pertinent given that paragraph 10.2.1 states that proposals for start-up units will be encouraged. The policy only provides a limited amount of criteria and it is questioned whether more are required, such as in relation to issues such as design, scale and landscape impact. For example see: http://www.chapelparishneighbourhoodplan.org/employment-tourism/The reference to "development proposals which restrict future expansion to the Ardglen Road Industrial Estate will not be supported" is considered potentially confusing. Would this mean than other</p>	Policy ES1 (formerly ES4) has been revised to take into account this and other comments.

Consultee	Report reference	Comment	WNDP response
		<p>employment sites proposed could be refused if they would divert demand away from this area? Or does it simply relate to other development which is in close proximity to the industrial area? The wording of the final clause could be improved by simply referring to not having an unacceptable impact on the residential amenity of nearby properties, or something along those lines.</p> <p>This policy could be fairly permissive given that a potential need for 160,000 square feet (14,864 square metres) of employment land has currently been identified, and given the previous delivery issues with regard to the North West Whitchurch site (meaning that site may not be able to meet the required need for employment land).</p>	
BDBC	Policy ES5	<p>The wording of the policy would benefit from some clarification. For example “uses” could be substituted for “development”, as presumably, in order to accord with the NPPF, this policy would allow for new buildings, not just conversion of existing buildings? “[E]ncouraged” could be replaced with supported, as that is more positive and gives greater certainty.</p> <p>The reference to “do not impact” could be amended along the lines of “do not have an unacceptable detrimental impact”, as virtually any development will have some impact on the character of the area, making the current wording unduly restrictive.</p> <p>In addition, the policy currently seems to consist of two components. The first seems to facilitate new economic development in the countryside, though this is not entirely clear at present, but this is subject to relatively few criteria. The second clause relates to the conversion of existing buildings, subject to 5 criteria.</p>	Policy ES4 (formerly ES5) has been revised to take into account this and other comments.
BDBC	Policy ES6	<p>It is considered that it will not be possible to implement this policy. More specifically, it is not clear what is meant by “actively directed to the A34 Junction north of the Town...” or how “enforcement of the route through an appropriate mechanism” could be achieved in practice or form the subject of a valid planning condition.</p>	Policy ES3 (formerly ES6) has been revised to take into account this and other comments.
BDBC	Policy ES6	<p>Paragraph 10.4. the issue is: The reference to there being an “absence of concrete evidence to show that the North West Whitchurch site is not deliverable” does not seem a reasonable basis for relying on a site to meet an identified land use need, especially when the site in question has proved problematic to bring forward for a number of years.</p> <p>Employment-Related Traffic</p> <p>Planning applications that generate significant traffic should be accompanied by a Transport Statement and Traffic Management Plan.</p> <p>Protection of the Town Centre from employment related Heavy Good Vehicle (HGV) traffic</p> <p>Proposals for development of sites for employment use north of the Town Centre that would generate HGV traffic will need to demonstrate, by a Transport Statement or Transport Assessment Plan, that HGV traffic generated will be actively directed to the A34 junction north of the Town at Litchfield, avoiding the Town Centre. The direction of traffic will need to be practical and enforceable and the development will be required to provide for the direction and enforcement of the route through an appropriate mechanism such as a Traffic Regulation Order</p>	The Employment chapter, and associated policies of the WNDP, have been revised to take account of this and other comments

Consultee	Report reference	Comment	W NDP response
		<p>The conclusion also seems to assume that the North West Whitchurch site can be accessed through the railway tunnel to the north of the site. However, this has been at the root of the considerable delay in bringing the site forward for development, and no evidence has been presented that this issue has been resolved.</p> <p>The conclusion also appears confused in that it is stated that there is no need to make an allocation for employment need, owing to the existence of the saved policy, whilst, on the other hand, the W NDP provides a policy to allow additional employment land to come forward. The response suggests action: Further consideration is recommended in terms of how best to address the need for employment land, as currently the council is concerned that this issue has not been fully addressed. The deliverability (including assessment of the suitability, achievability and availability) of any preferred site should be clearly demonstrated through the evidence base.</p>	
BDBC	Figure 2.1	<p>This map does not tally with the Adopted Local Plan policies map, which can be accessed via the following link: http://www.basingstoke.gov.uk/content/page/25780/Whitchurch%20(D3.18,%20D3.19,%20D3.20,%20D3.21).pdf.</p> <p>The policy numbers are different in the map which has been incorporated (vis-à-vis the ALP map) and this could cause confusion, particularly where the WNP makes reference to employment allocations. It is recommended that the map is clarified and made consistent with the ALP map in order to prevent confusion, particular when making reference to policy numbers later in the document (in the employment section).</p> <p>It would also be helpful to retitle the map to refer to its status as the ALP policies map.</p>	The Neighbourhood Area chapter, and figure 2.1, have been revised to take into account this and other comments.
BDBC	Foreword	<p>States that: "A Basic Condition of the Whitchurch Neighbourhood Plan (W NDP) is that it must, in general, comply with the NPPF and the Basingstoke and Deane Borough Council (BDBC) adopted and emerging Local Plan policies amongst other considerations."</p> <p>However, the Basic Conditions require compliance with strategic policies of the "development plan", which does not yet include the emerging Local Plan.</p> <p>It is recommended that the wording is amended in order to clarify that the W NDP has been drawn up in general conformity with the strategic policies of the development plan.</p> <p>Whilst it is considered advisable to have regard to how the neighbourhood plan fits with the emerging strategic policies of the Submission Local Plan, the emerging policies should not be overemphasised.</p>	The Foreword has been revised to take account of this and other comments.
BDBC	Policy GD3	<p>The policy is potentially quite onerous for a small application in respect of such a facility, for example, external alterations would require a justification demonstrating that they would enhance the viability or community value.</p> <p>This policy does not say anything locally specific about community facilities in Whitchurch, which may be a missed opportunity.</p> <p>Again, reference is made to Submission Local Plan policies, please see comments above regarding this issue.</p>	Policy GD3 has been revised to take account of this and other comments.

Consultee	Report reference	Comment	W NDP response
BDBC	Policy GD4	<p>The first part of the policy, which pertains to the Bell Street/Church Street carpark, appears sufficiently clear and precise. However, the second part of the policy uses the term “will generally be supported”, which is considered insufficiently clear. In addition, the form of development being required is not clearly defined.</p> <p>Accordingly, the second element of the policy appears unreasonable and would not meet the PPG test for policy writing. If the policy is to be retained then it is considered necessary to provide greater clarity and demonstrate that achieving the goals set out are realistic and justified.</p> <p>The second element of the policy (civic open space) may not be capable of retention through the Independent Examination process.</p> <p>Setting out an aspiration in supporting text for the provision of certain facilities in this area may be the most appropriate way of achieving this objective without the provision of considerable additional justification.</p>	Policy GD4 has been revised to take account of this and other comments.
BDBC	Policy GD5	<p>The policy makes reference to retail development, but includes a range of uses which goes beyond retail i.e. A1 – A5, which would include restaurants, pubs and takeaways. Therefore, the intention and interpretation of the policy is uncertain, as is the role of the evening economy (i.e. uses A3 – 5). The second paragraph in the policy is not sufficiently clear to form an effective and workable policy. In addition, it is considered that robust justification should be provided for the strong stance being taken against A2 uses. The reference to an Article 4 direction is also considered inappropriate within the policy. Furthermore, it is not considered possible to serve an Article 4 direction along the lines which is set out.</p> <p>The third paragraph relates to a broad range of uses and the council questions whether this is the intention of the policy, given that it seems to be focused on retail. The requirement for mixed use schemes also appears overly restrictive.</p> <p>The final paragraph is unclear and is not considered to conform to the policy writing guidance set out in the PPG.</p>	Policy GD5 has been revised to take account of this and other comments.
BDBC	Policy GD6	<p>The wording of the policy is currently not sufficiently clear and precise. For example, what is meant by “employment or service trade”?</p> <p>In addition, justification may need to be provided for the 12 months marketing requirement. The requirement to advertise the building below the market rate is considered unreasonable.</p>	Policy GD6 has been revised to take account of this and other comments.
BDBC	Policy GD6	<p>The wording of the policy is currently not sufficiently clear and precise. For example, what is meant by “employment or service trade”?</p> <p>In addition, justification may need to be provided for the 12 months marketing requirement. The requirement to advertise the building below the market rate is considered unreasonable.</p> <p>The policy wording should be clarified. It may be worth considering a more clearly defined, criteria based policy.</p> <p>It is recommended that the requirement to market the building below the market rate should be removed as this is considered an unreasonable requirement.</p>	Policy GD6 has been revised to take account of this and other comments.
BDBC	General	<p>Need to ensure consistency between maps and the policies and supporting text (allocation numbers etc.)</p> <p>Various references are made to the Whitchurch Village Design Statement in the W NDP. The</p>	The W NDP has been revised to take

Consultee	Report reference	Comment	W NDP response
		<p>neighbourhood plan will have more weight than the Village Design Statement (as the VDS is supplementary planning guidance, whereas the W NDP will be a development plan document, and hence of the same status as the Local Plan), and consequently if the W NDPSC wish to give greater weight to any of the sections in the VDS then these could be incorporated into the neighbourhood plan.</p> <p>There are various references to Local Plan policy, these are likely to be removed by any Independent Examiner if the Submission Local Plan has not been adopted at the time of the Independent Examination.</p> <p>Many of the policies lack supporting text/guidance and this hinders the interpretation of the policies by applicants and decision makers. This is likely to undermine the implementation of the policies.</p> <p>The drafting of the document could be improved upon, in particular the formatting is inconsistent and the document contains a significant number of errors, some of which have been identified below in Annex A.</p>	account of this comment.
BDBC	General	<p>The Plan emphasises the emerging Local Plan which may be inappropriate.</p> <p>Second paragraph - suggest change to: "A Basic Condition of the Whitchurch Neighbourhood Plan (W NDP) is that it must have regard to the National Planning Policy Framework (NPPF) and be in general conformity with the strategic policies of the development plan."</p>	The W NDP has been revised to take account of this comment.
BDBC	Pages 10, 11, 12 & 13, and Policy GD1	<p>This policy could be interpreted as meaning that all development needs to be supported by either a design and access statement or a visual impact assessment. That would be onerous for smaller scale development such as residential extensions.</p> <p>In addition, it is not clear when a visual impact appraisal is required. This is quite an onerous requirement if applied widely and therefore it is considered that the parameters for this requirement need to be clarified in supporting text/guidance.</p> <p>The wording of the policy appears to require that all of the criteria are met, when in practice it is likely that generally only some will be relevant. Consider providing supporting text giving more detail regarding what information needs to be provided with applications and how the criteria should be applied in practice when preparing</p> <p>Re-enforce the adoption of the Whitchurch Design Statement as supplementary guidance to be used in the planning process. page 10 says:</p> <p>This policy could be interpreted as meaning that all development needs to be supported by either a design and access statement or a visual impact assessment. That would be onerous for smaller scale development such as residential extensions.</p> <p>In addition, it is not clear when a visual impact appraisal is required. This is quite an onerous requirement if applied widely and therefore it is considered that the parameters for this requirement need to be clarified in supporting text/guidance.</p> <p>The wording of the policy appears to require that all of the criteria are met when in practice it is likely that generally only some will be relevant.</p> <p>Consider providing supporting text giving more detail regarding what information needs to be provided with applications and how the criteria should be applied in practice.</p>	The General Design chapter, and Policy GD1, have been revised to take account of this and other comments.

Consultee	Report reference	Comment	W NDP response
		<p>Page 11. In relation to clause 3, permeability and connectivity are generally considered important in urban design terms, and this clause could be widened in scope to reflect these principles. The clause, as currently written, is not clear in terms of which areas are being referred to.</p> <p>Page 12. Guidance regarding the location of key viewpoints should be provided, preferably shown via a map showing their position. Supporting text could add further guidance in relation to this issue. For criterion 2 a map/diagram would be helpful. The VDS has no such map but states: Sources of information: Documents: The following documents were used in the preparation of the Whitchurch Design Statement: Analysis of Favourite Views of Whitchurch , Whitchurch Design Statement Team, March 2003. For criterion 3 a map would also be helpful.</p> <p>Clause 6 relates to making provision for those with mobility impairment. It is not clear what standard needs to be achieved. If the requirement is not different to the building regulations then it is considered that this clause could be removed. If a higher standard is being required should needs to be clarified and justified.</p> <p>Page 13. In relation to clause 7 (conserve and enhance the riverside setting), this reference to the riverside setting could cause confusion, as there are more issues associated with the setting of heritage assets than simply the riverside nature of certain heritage assets within the neighbourhood area.</p> <p>A more general requirement regarding respecting the setting and character/ significance of heritage assets could be set out in the policy, with more locally specific factors set out through supporting text/guidance. Alternatively the clause could be reworded to improve clarity.</p> <p>With respect to clause 8, it is not clear what is meant by a “positive building frontage”. This could be a reference to the urban design concept of ‘active frontages’, but this is not clear.</p> <p>Consider rewording, and/or providing supporting text which would clarify the meaning of the terminology.</p> <p>It is recommended that the reference to the emerging Local Plan policy is removed. If there are any locally distinctive landscape or historic environment considerations then these could be set out in the form of policy or supporting text/guidance.</p>	
BDBC	Policies HA1-4	Phasing aspect is unclear and needs to be revisited.	The Housing Chapter, and Policies HA1-4, have been revised to take account of this and other comments.
BDBC	Policies HA1-4	No site specific criteria have been included for the sites	The Housing Chapter, Policies HA1-4 and the Housing Site Selection Addendum have been revised to take account of this

Consultee	Report reference	Comment	WNDP response
			and other comments.
BDBC	Policy HA1	<p>The council is concerned about the number of units proposed at this site. There are a number of constraints in respect of this site which reduce the developable area. As a result the proposed yield of 15 units is considered to be overly optimistic, and a yield of approximately 12 is considered more likely to achieve a successful reconciliation with the various contextual factors.</p> <p>The timescale for the provision of housing is confusing. This makes reference to the requirement to maintain a five year housing land supply, but it not clear what this means in respect of the timescale for delivering the site. This comment applies to each of the housing allocations.</p> <p>It is recommended that further consideration be given to and/or evidence be provided regarding the feasibility of providing the proposed number of units on this site.</p> <p>It is considered that clarification regarding the phasing would be beneficial in each of the housing allocation policies.</p>	The Housing Chapter, and Policy HA1, have been revised to take account of this and other comments.
BDBC	Policy HA3	Puts housing next to employment, which seems to run counter to some of the other policies.	The Housing Chapter, Policy HA3 and the Housing Site Selection Addendum have been revised to take account of this and other comments.
BDBC	Policy HA3	<p>The allocation appears to envisage a relatively high density (approximately 66 dph). Therefore, the council is concerned about the deliverability of the quantum of development allocated.</p> <p>Some evidence to demonstrate that this quantum/density of development is feasible would be helpful.</p> <p>It is recommended that further consideration be given to and/or evidence be provided regarding the feasibility of providing the proposed number of units on this site.</p>	The constraints have been reviewed and the allocation considered appropriate given the contingency contained within the WNDP.
BDBC	Policy HA4	Some aspects of the policy may be overly prescriptive.	The Housing Chapter, and Policy HA4, have been revised to take account of this and other comments.
BDBC	Policy HA4	<p>Many of the clauses/criteria within the policy are logical and well expressed. However, the council is concerned that the requirements in respect of football provision do not appear to be justified by the material set out in the Plan.</p> <p>More specifically, it is noted that the apparent local need for open space suitable for football use is referred to on page 39. However, this reference does not specify a quantum which is needed. If the need for the</p>	The Housing Chapter, and Policy HA4, have been revised to take account of this and

Consultee	Report reference	Comment	WNDP response
		<p>space cannot be properly evidenced then the council is concerned that the associated policy requirements may not be justified. The council supports the provision of additional public open space and sports facilities, but is seeking to ensure that the relevant policy requirements are capable of retention through the Independent Examination process.</p> <p>The council is also concerned about the deliverability of the sports facilities. Is it the intention for the developer to provide the changing facilities as part of the planning application? If so, there is no guarantee that they would provide them. Based on the evidence available, it would not be appropriate to seek three pitches and the changing facilities through a legal agreement with the developer (i.e. Through a section 106 agreement) as they would not meet the three tests in the NPPF (para 204). They could be funded through CIL if land was made available through s.106, but there are lots of demands on the borough council's CIL funds, so funding cannot be guaranteed. The town council could contribute towards changing facilities from its neighbourhood proportion of CIL. In addition, The borough council has separate standards for green space and sport facilities, so football pitches would not count towards meeting the green space standards.</p> <p>The specification in the policy of the location of the car park vis-a-vis the changing rooms appears to be an issue which is more suitable for supporting text/guidance, as it would seem unreasonable to refuse an application for a 100 unit scheme purely because the car park is not next to the changing rooms.</p> <p>It should also be noted that Lifetime homes standards can no longer be sought and have been replaced by the new optional technical standards. Part 4M(2) accessible and adaptable dwellings is similar to the lifetime homes standard.</p> <p>It is recommended that the Plan specifically justify the requirement for the level of football pitch provision required in order to ensure that the justification for the relevant policy criteria is robust. This could either be set out in supporting text/guidance to the policy, or in earlier sections of the WNDP where the issue of need for sports provision is already considered.</p>	other comments.
BDBC	Policy HA2	<p>It is considered that this policy is not legally valid. The ministerial statement in respect of the housing technical standards specifically states that: "The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the National Planning Policy Framework and Planning Guidance. Neighbourhood plans should not be used to apply the new national technical standards." https://www.gov.uk/government/speeches/planning-update-march-2015</p>	The policy on Housing Standards (formerly numbered HD2) has been removed.
BDBC	Policy HD2	<p>This is a very onerous policy, and is likely to be difficult to justify at the Independent Examination. The borough council's housing department strongly objects to this policy, the aspirations of which are undeliverable.</p> <p>It is strongly recommended that the WNDPSC consult with the borough council's housing department regarding this policy.</p> <p>The policy is considered to lack the required clarity. It is not clear what would constitute "all reasonable efforts", and no guidance has been provided regarding the requirements for meeting this specification.</p> <p>If retained the policy would need to be supported by robust evidence, and it is not clear what evidence has been produced to date. Such evidence should be referred to in supporting text/guidance in order to aid the</p>	Policies HD1 and HD2 (formerly HD3) have been amended following feedback from, and discussions with, BDBC, including the Borough Housing department.

Consultee	Report reference	Comment	WNDP response
		<p>interpretation of the policy.</p> <p>The WNDPSC should be aware that the local connection policy in the Oakley and Deane Neighbourhood Plan was removed by the Independent Examiner. Therefore, it is recommended that the WNDPSC consider removing the policy, or at least consider the examiners reasoning in relation to this policy when assessing what amendments may be required.</p> <p>The policy appears to only allow for those with a local connection to occupy an affordable unit within the neighbourhood area, which is considered unreasonable.</p> <p>The policy also appears to go beyond what can be delivered in a development plan document i.e. It effectively attempts to make policy in the manner of a Local Housing Authority.</p> <p>It is recommended that this policy is reconsidered and potentially removed.</p> <p>If retained, the policy is considered to require greater clarity and justification, and should be reconsidered in light of consultation with the borough council's housing department.</p>	
BDBC	Introduction	The consultation is referred to as taking place under Regulation 14 of the Localism Act. The correct legislation constitutes Regulation 14 of the Neighbourhood Planning Regulations (General) 2012. Amend text to replace the Localism Act with the Neighbourhood Planning Regulations (General) 2012.	The Introduction has been revised to take account of this and other comments.
BDBC	Policy LD1	This is a statement rather than a policy and doesn't enable any flexibility or criteria for exceptions to policy.	The General Design Chapter, and Policy LD1, have been revised to take account of this and other comments.
BDBC	Policy LD1	<p>Whilst the objective of the policy is clearly supported, namely the protection and provision of public open space, it is considered that this policy, as currently worded, would be difficult to implement. The first clause does not provide any flexibility, which is considered contrary to paragraph 74 of the NPPF. In addition, it is not clear what the difference is between "protected" and "retained". Please see comments in respect of the section 11 in relation to the second part of the policy.</p> <p>It is also considered necessary to make the open spaces shown in figure 7.2 clearer, as otherwise the policy will be difficult to implement.</p> <p>No clarification has been provided regarding how open spaces must connect to other open spaces. Is this through green corridors, footpaths, cycleways or roads for example? This aspect of the policy would be difficult to implement and cause uncertainty for applicants and decision makers.</p> <p>Consider revising the wording so that it functions more effectively as a planning policy, for example through a clear set of criteria, which provides for some flexibility. The WNDPSC may wish to consider whether any of the green spaces in the neighbourhood area would be suitable for designation as Local Green Space. Please see paragraphs 76 – 78 in the NPPF and the relevant guidance in the PPG.</p>	The General Design Chapter, and Policy LD1, have been revised to take account of this and other comments.

Consultee	Report reference	Comment	W NDP response
		<p>Improve the clarity of the presentation of the maps in figure 7.2.</p> <p>Consider providing greater clarity regarding the connectivity of the open spaces. This could be set out in the policy or through supporting text/guidance.</p>	
BDBC	Policy LD2	<p>There is scope to resist development of garden land, as per paragraph 53 of the NPPF, but it is considered that a robust justification/evidence should be available to support this policy.</p> <p>It is unclear how this policy would be applied to domestic extensions and garden buildings. This could be clarified as such applications make up the majority of development proposals in relation to gardens.</p> <p>It is not clear what would constitute significant harm to the landscape value of a garden.</p> <p>This appears to be the only biodiversity policy. A more general and extensive policy on biodiversity may be more appropriate.</p> <p>The use of the wording “not normally be permitted” would also make the interpretation of the policy difficult and does not appear to accord with the PPG guidance on policy wording (please see comments above in relation to policy wording).</p>	The General Design Chapter, and Policy LD2, have been revised to take account of this and other comments.
BDBC	Policy LD2	<p>The use of the wording “not normally be permitted” would also make the interpretation of the policy difficult and does not appear to accord with the PPG guidance on policy wording (please see comments above in relation to policy wording).</p> <p>Paragraph 53 of the NPPF states the following in relation to protection of garden land:</p> <p>“Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”</p> <p>Ensure that the policy is supported by evidence.</p>	Policy LD2 has been revised to take this comment into account.
BDBC	Policy LD2	<p>An onerous policy, seeking to prevent the development of gardens on the grounds of biodiversity and landscape value. Could be considered unreasonable, and may be better dealt with by means of more general biodiversity and landscape policies.</p>	Policy LD2 has been revised to take this comment into account.
BDBC	Policy LD3	<p>Protection of trees and tree planting</p> <p>NPPF 109. “The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> • protecting and enhancing valued landscapes, geological conservation interests and soils • recognising the wider benefits of ecosystem services; • minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures • preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and • remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where 	Policy LD3 has been reworded to allow mitigation.

Consultee	Report reference	Comment	WNDP response
		<p>appropriate.”</p> <p>It is recommended that the policy be reworded/ reordered or amended to include relevant criteria. The policy should set out a clear set of parameters where the loss of trees may be permitted and the impact of their loss successfully mitigated.</p> <p>A more extensive approach to biodiversity, which accords with the requirements of the NPPF, could be included. This could take the form of a more all-encompassing policy covering biodiversity, with supplementary policies and supporting text addressing more locally specific issues. A similar approach could be adopted in relation to the natural environment/ landscape issues.</p>	
BDBC	Policy LD3	<p>The intent behind the policy is supported, however, it is considered that the wording requires some refinement in order to operate effectively as a policy. For example, the reference to not normally permitted is unclear, unless criteria provided clarifying how this implicit flexibility would operate.</p> <p>In addition, the policy could go further to take the opportunity available to set out locally distinctive factors. For example, what sort of tree planting would be most effective in terms of enhancing biodiversity in the town?</p>	The Policy statement has been modified to take the comment into account
BDBC	Page 53	It may be helpful to include a statement in the WNP to highlight that development may offer the opportunity to implement or fund some of the measures identified in the transport study once complete, in order to provide a link to future implementation of schemes.	The WNDP has been revised to take the comment into account.
BDBC	Policy CP1	<p>In some circumstances, developer contributions can be in kind, rather than through financial contributions. For example, a developer can sometimes deliver highways upgrades themselves, rather than just paying for them. The policy should be amended to take this into account as it is very focused on obtaining the financial contributions, rather than the desired infrastructure outcome.</p> <p>It should also be noted that where developer contributions are sought through s.106, they must meet the three tests set out in paragraph 204 of the NPPF. For CIL, the amount sought from developers is set by the borough council and is not negotiable, so this part of the policy is considered suitable.</p> <p>Planning obligations are secured through section 106 agreements, not CIL. There seems to be some confusion in the wording of the second paragraph.</p> <p>The Regulation 123 list has little status until CIL is adopted or while it is in draft form, so reference to the draft list should be removed.</p> <p>It is preferable to avoid using the word “essential” as this is a subjective term and could provoke debate regarding its precise meaning and hence the validity of the infrastructure being sought. It has been defined in the borough council’s Infrastructure Delivery Plan, but there seems to be a different meaning intended in this instance.</p> <p>It is unclear what is meant by the last sentence of the policy. Is it meant to explain that the town council will keep the list of priorities up to date and manage expenditure in line with community priorities? ... Please also see PPG ID 23b</p>	Policy CP1 of the WNDP been revised to take account of this and other comments.

Consultee	Report reference	Comment	W NDP response
		<p>It is recommended that the policy is amended as follows:</p> <p>“Developers’ contributions will be required to mitigate the impact of the development on essential infrastructure such as public utilities, libraries, policing, waste services and the highways network, healthcare, education, leisure services and other schemes identified here, or in the Basingstoke and Deane Community Infrastructure Levy (CIL), Regulation 123 List . Section 106 agreements will be used to secure contributions where appropriate and until the borough council implements a CIL. Financial contributions will be required through CIL and/or planning obligations, as appropriate, from each developer to fund infrastructure within the town. Community priorities in terms of additional local facilities to be provided as a result of new development are set out in the WNP. The Town Council will work with stakeholders to review and update the expenditure of CIL funding on Community Infrastructure Projects.”</p>	
BDBC	Policy IP1, 2nd para, 2nd sentence	<p>It is stated that “The need for system improvements and upgrades shall be funded in accordance with the Local Plan.”</p> <p>This is considered potentially misleading, as waste water infrastructure upgrades are funded and delivered by the water company (Southern Water in Whitchurch) who bid for funds through their five year asset management plan process which is submitted to the regulator, Ofwat.</p> <p>PPG ID34-004: “Companies are subject to a statutory duty to ‘effectually drain’ their area. This requires them to invest in infrastructure suitable to meet the demands of projected population growth. There is also statutory provision for developers to fund additional sewerage infrastructure required to accommodate flows from a proposed development.”</p> <p>It is recommended that the WNPSC remove this sentence from the policy, clarify the wording and place in supporting text. Amend to explain that upgrades are funded in accordance with the Southern Water Asset Management Plan, rather than the Local Plan.</p>	Policy IP1 has been revised to take account of this and other comments.
BDBC	Policy IP1, 2nd para, 3rd sentence	<p>The BDBC Infrastructure Delivery Plan is not a policy document. Accordingly, the way the document has been referred to in the policy is potentially misleading. It implies that development must comply with the Infrastructure Delivery Plan in the same way as development must comply with the development plan.</p> <p>Not all developments will need to provide off-site waste water infrastructure, and hence the wording of the policy should be clarified.</p> <p>It is recommended that the policy is amended as follows: “In accordance with the BDBC Infrastructure Delivery Plan p Proposals for new developments must identify the any off-site infrastructure needed to connect to the nearest point of capacity, determined by Southern Water in the sewerage system</p>	Policy IP1 has been revised to take account of this and other comments.
BDBC	Policy IP1	Very prescriptive policy on infrastructure, which we would need to consider further.	Policy IP1 has been revised to take account of this and other comments.
BDBC	Section 10	The Plan seems to rely on the saved policy in the ALP – D3.21, in spite of the fact that the allocation appears to be undeliverable via the means envisaged (i.e. Tunnel from car park). Also, the allocation is not being maintained in the Submission Local Plan. The proposed approach may be contrary to the NPPF	The Employment chapter, and associated policies

Consultee	Report reference	Comment	W NDP response
		<p>requirements in terms of supporting sustainable economic growth and meeting the needs of business etc. This could be a significant issue in relation to paragraphs 21 and 22 in the NPPF. This section is based on extensive evidence, showing a wide-ranging approach to the collection of the necessary information.</p> <p>The detailed evidence which has been gathered is considered to demonstrate that there is a local need for additional employment land provision within the neighbourhood area. However, the evidence base is complicated by the fact that various economic sectors are grouped together, making it harder to draw firm conclusions. For example, in figure 10.1 commercial and industrial are grouped together, but it not clear what exactly would be encompassed by 'commercial' i.e. Is that B1 uses, or would the category be wider, including A1 for example. This is especially pertinent as the first graph in figure 10.1 shows that the main priority for residents is additional shops/cafes as opposed to B-use classes.</p> <p>Notwithstanding the above, the evidence presented in relation to the projected expansion of existing businesses does indicate that there is a local need for additional employment floorspace. The council is concerned that the need to make provision for employment land has not been addressed effectively in the Plan.</p> <p>In a more general sense, this section is rather disjointed. For example, the consideration in relation to providing a new employment site leads into a policy on rural employment uses before returning to a new larger employment site, it then leads into traffic associated with employment sites before moving back into site selection.</p> <p>Potential options and actions: It is recommended that the WNPSC clarify the amount of employment land required over the Plan period, and outline, with as much certainty as is reasonably possible, how this will be delivered in an effective manner.</p> <p>Throughout this section greater clarification regarding the uses being addressed could be provided.</p> <p>In general the clarity of the section could be increased, with greater precision regarding the land use needs identified and how these will be successfully addressed through the Plan.</p>	<p>of the W NDP, have been revised to take account of this and other comments.</p>
BDBC	Section 8 and Policy TR1	<p>This policy is based on an extensively evidenced and good understanding of the traffic issues pertaining to Whitchurch. This reflects the level of concern about this issue which has been identified during the course of the public consultation.</p> <p>In order to comply with the PPG, it may be helpful to clarify in the supporting text that where the transport impacts associated with a development are not significant, then no Transport Assessment/Statement will be required and that Transport Assessments/Statements should be proportionate to the size of the development to which they relate.</p> <p>The terminology in the policy could be more precise, for example, what is generally being asked for, a Transport Assessment or a Transport Statement? The former is more detailed and may not be appropriate for all developments.</p> <p>The following element of the policy is not considered reasonable or justified, and exceeds the NPPF/PPG requirements: "All assessments should include a comparison of predicted traffic generation against traffic actually</p>	<p>The Traffic and Parking chapter, and associated policies of the W NDP, have been revised to take account of this and other comments.</p>

Consultee	Report reference	Comment	WNDP response
		<p>generated for recent developments in or around Whitchurch.” The WNPSC could attempt to incorporate this provision as a suggestion/guidance through supporting text.</p> <p>The chapter contains a lot of information and analysis. The level of effort which has gone into the data gathering is commendable. However, the information provided could be significantly condensed and made more focused on providing guidance to inform the interpretation and implementation of the policy. In addition, the policy and supporting text make it difficult to derive exactly what the requirements are which need to be applied to any particular planning application. The diagrams included would be more appropriate as appendices.</p>	
Environment Agency	Policy HA6	<p>We note that you propose to allocate a number of sites for development. We note that policy HA3 proposes to allocate the Whitchurch Car Centre as a reserve site for approximately 10 dwellings.</p> <p>We note that part of that site is in flood zones 2 and 3, and also that the site is within Source Protection Zones 1, 2 and 3. Policy EM7 of the recently adopted Basingstoke and Deane Local Plan is clear that “Development within areas of flood risk from any source of flooding, will only be acceptable if it is clearly demonstrated that it is appropriate at that location, and that there are no suitable alternative sites at a lower flood risk”. This policy echoes the requirements of the NPPF and NPPG which both state that the sequential approach should be applied, and that development should be located in areas at lowest risk of flooding (flood zone 1), and that areas at higher risk should be avoided. We would expect the plan to be supported by a robust sequential test to justify any proposed allocation of land in an area at risk of flooding.</p>	The report has included additional text to recognise this. Only a small part of the reserve site is in flood zone 2.
Environment Agency	Policy IP3	We welcome policy IP3 which takes account of sewerage capacity issues, and seeks to avoid adverse impacts on flood risk and water quality in the River Test.	Noted.
Hampshire County Council (Minerals and Waste)	2.17, 2.18 Minerals and Waste	<p>It is noted that minerals are specifically mentioned and that consideration has been given to ensuring the sewage works and future housing are compatible. However the following two minor alterations are proposed:</p> <p>2.17 The SPD WAS adopted in 2016</p> <p>2.18 delete There are no.....up to Superficial mineral deposits</p>	<p>2.17 accepted and change made.</p> <p>2.18 none have been identified for the sites considered.</p>
Historic England	Policy GD1	<p>Having reviewed the plan we feel that it is progressing well to provide an approach that represents a sensitive response to the historic environment. In particular we support the use of Policy GD1 to ensure the Whitchurch Design Statement is used as a guide to the appropriate design of development, responding to the assessment of the area’s distinctive character.</p> <p>We are not certain that it is necessary to identify that this should be set out in a Design and Access Statement or Visual Impact Assessment, which may be required under other measures. It may be simpler to require that “an application for development should contain sufficient information to demonstrate that development adheres...’.</p> <p>In bullet point 4 of this policy it isn’t clear how development is intended to be sympathetic, or to what. It might help to rephrase this slightly as “Maintain open views towards the countryside, or across open spaces, paying particular regard to views from key existing routes within the Town and using design of</p>	<p>Policy GD1 has been revised to take account of this and other comments.</p> <p>The comment on bullet point 4 is agreed and the wording has been amended.</p> <p>Regarding bullet point 7, it is also</p>

Consultee	Report reference	Comment	W NDP response
		<p>architecture and landscaping that is sympathetic to their rural character".</p> <p>Bullet point 7 in this policy was a little confusingly worded. Is it requiring development to respect or enhance the contribution of the riverside setting to listed buildings, or to respect or enhance listed buildings in the conservation area? The latter would probably be superfluous given that it restates national and local plan policy, although the former, with a little more clarity helpfully highlights a locally distinctive characteristic, which we would support.</p>	<p>about heritage assets and about listed buildings outside and within the Conservation Area. The word 'conserve' is worth keeping because the phrase 'conserve and enhance' is long recognised by planners, developers and conservation officers and has been promoted for years by English Heritage. The text has been changed to reflect this.</p>
Historic England	Policy ES1	<p>We support the inclusion of a policy that identifies the potential of the town's heritage assets to act as resources for tourism, but that also requires their sensitive. This forms part of a positive strategy for the conservation and enjoyment of the historic environment, without overriding existing national and local plan policy that contributes to their management as heritage assets.</p>	Noted.
Historic England	Sustainability Appraisal	<p>With regard to the Sustainability appraisal we would suggest a minor alteration to the assessment of Site 5. Considering the assessment of this site we are uncertain whether it has appropriately identified the potential impact of development on the listed farmhouse and granary buildings. This requires greater familiarity with the buildings and their settings than we can provide, however, the impact resulting from an urbanising development in their setting is likely to be significant and adverse if it removes the rural context of these buildings, which a clear historic agricultural association. We note that the site has not been chosen for allocation in the plan.</p>	<p>This site was not allocated in the WNP, but in the BDBC Adopted Local Plan.</p>
Environment Agency	Policy GD1	<p>We welcome Policy GD1 and in particular bullet point 7. However, we suggest the inclusion of the following wording to point 7:</p> <p>"7. Respects, conserves or enhances the integrity of the River Test, designated as Site of Special Scientific Interest (SSSI)."</p> <p>In line with paragraph 109 of NPPF and the WFD requirements, this is sought in order to ensure that development proposals do not have an adverse impact on the River Test biodiversity and ecological value and do not result in deterioration in water quality.</p> <p>Furthermore, we would suggest that, within Section 7.7 Biodiversity, specific reference is made to the</p>	<p>The General Design chapter, and associated policies of the WNDP, have been revised to take account of this and other comments</p>

Consultee	Report reference	Comment	WNDP response
		protection and enhancement of the ecological value and integrity of the River Test (SSSI).	
Environment Agency	Policy HA3	<p>We are pleased to see that Site allocation 8 - East of Winchester Road; Site allocation 4 - Danes Lane and Site allocation 2 - Serendipity Sam for delivery 131 dwellings are located entirely in flood zone 1. However, Site allocation 3 - Car Centre for delivery approximately 10 dwellings is partly located within flood zone 3 and 2.</p> <p>Therefore, in line with the NPPF and the associated National Planning Policy Guidance (NPPG) we recommend the inclusion of the following working Policy HA3:</p> <p>The site is partly located within flood zone 3 and 2. Consequently, in accordance with the NPPF and NPPG, the sequential approach should be applied, locating development where there is the lower risk of flooding (flood zone 1), avoiding therefore areas at higher flood risk.</p>	A small portion of the site is within Flood Zone 2, but the WNPSC believe the site could still be developed provided careful design is applied.
Environment Agency	Objectives	<p>We support the inclusion of objectives O5, O11, O13 and O18. However, we suggest the following wording is added to objective O11:</p> <p>"To conserve and enhance the parish's natural environment, including heritage assets, areas of ecological value and the water environment, which includes the River Test, designated as Site of Special Scientific Interest (SSSI)."</p> <p>This would make objective O11 more consistent with paragraph 109 of NPPF. It would also make the neighbourhood plan more in line with the requirements of the Water Framework Directive (WFD).</p>	As the Objectives were largely generated through public consultation, we feel it more appropriate to include policy wording to help protect the SSSIs, as part of the WNDP's task to reconcile Planning requirements with local opinion.
Environment Agency	Policy IP1	We welcome Policy IP1 which takes account of sewage capacity issues and ensure that sewerage infrastructures are put in place to support new housing developments. Furthermore, we welcome that the Parish liaised with Southern Water in order to check the capacity of sewage infrastructures.	Noted.
National Grid		No implications for intermediate or high pressure gas distribution. There may be low or medium pressure distribution pipes in proposed development sites.	Noted.
North Wessex Downs AONB		<p>The NWD AONB is supportive of the housing allocations identified within the WNP although consider that site 1 (which currently forms part of a live application) could also be considered as an allocation. There appears to be no reasoning for its removal from the settlement boundary within the emerging local plan and as a site it is very well contained by boundary hedgerows/trees which add to the contained character of the western edge of the village.</p> <p>Our main concern is the WNP's support of the councils allocation of a car park to the north of the Railway station as this is within the AONB in an area void of development and would be contrary to part 115 of the NPPF. The current application to the NW of Whitchurch (part of site 1 of the allocations considered) includes a car park for the station, this would be more appropriately located and contained without</p>	The WNDP does not now support the development North of the Railway as provision for a station car park, and adequate Industrial space is to be provided on the

Consultee	Report reference	Comment	W NDP response
		<p>detriment to the AONB. The allocation of any development to the north of the railway line would put greater pressure for further development in the future which would be of detriment to the AONB. The NWD AONB objected to this allocation within the emerging Local Plan and will do so again in the modifications consultation, no justification has been provided for this site nor has the council demonstrated that there are no reasonable alternative sites outside of the AONB, the site would require a bridge to the station to make it sustainable and would require lighting for safety within the car park and along the lane, currently void of lighting. Dark skies are a special quality of the AONB. The NWD AONB does not support the inclusion of this site in the WNP and would object to development north of the train station.</p>	<p>revised North West Whitchurch site.</p>
Southern Water		<p>Southern Water has a statutory duty to serve new development, and is committed to ensuring the right infrastructure in the right place at the right time in collaboration with developers, the town council and the local planning authority. Despite the indication in the Sustainability Appraisal, there is currently sufficient headroom at Whitchurch Wastewater Treatment Works to accommodate the proposed level of growth indicated in the NDP. In any event, the adopted Whitchurch NDP and adopted Basingstoke & Deane Local Plan will inform Southern Water's investment planning.</p> <p>Adoption provides the planning certainty required to support investment proposals to Ofwat, the water industry's economic regulator. Investment proposals are prepared every five years through the price review process. Last year's price determination will fund the investment programme for the period to 2020. There will be another price review in 2019, covering the investment period 2020 to 2025.</p> <p>Strategic infrastructure, such as extensions to wastewater treatment works, can be planned and funded through the price review process, and coordinated with new development. However, Ofwat takes the view that local infrastructure, such as local sewers, should be funded by the development if specifically required to service individual development sites. To this end, the principle is that new development needs to connect to the sewerage system at the nearest point of adequate capacity. This may require off-site infrastructure if the nearest point is not located within the immediate vicinity of the development site</p>	<p>Noted.</p>
Southern Water	4.1 Water quality and biodiversity Page 24	<p>We are unable to find a copy of the Scoping Report referred to in the second paragraph on page 24 of the NDP. In any event, Southern Water operates the Whitchurch Wastewater Treatment Works (WTWs) within the remit of an environmental permit issued by the Environment Agency. This permit stipulates the maximum flow that the company is permitted to release, and the treatment standards that must be met. Whitchurch WTW treats wastewater arising from existing properties in the catchment to the standards required by the environmental permit, and releases flows within the permitted limits. Whitchurch WTW is fully compliant and this can be independently verified by the Environment Agency. There is also sufficient permit headroom to accommodate the proposed level of growth identified in the emerging Local Plan and Neighbourhood Plan. Therefore, subject to no water quality constraints being identified by the Environment Agency, the WTWs is not a constraint to new development.</p> <p>Proposed amendment</p> <p>Therefore, we suggest the existing paragraph on water quality and biodiversity is deleted and the following amended wording is used:</p> <p>4.1 Water quality and biodiversity</p>	<p>The latest survey of water quality in the SSSIs rates it as poor. While we fully understand that SW operate within the Environment Agency's limits, this may not be enough to ensure increased water quality. The increase in phosphates and nitrates due to development may</p>

Consultee	Report reference	Comment	WNDP response
		<p>The River Test is a SSSI and so sensitive to the Nitrates and Phosphates that can be found in treated effluent. Whitchurch Wastewater Treatment Works operates in accordance with its permit issued by the Environment Agency to ensure that there is not a significant adverse impact on the receiving waters.</p>	<p>not be ameliorated in in winter by soakaways alone. We see no reason to change the text, particularly as it has been supported by the Environment Agency.</p>
Southern Water	4.4 Biodiversity p23	<p>Southern Water understand Whitchurch Parish Council's desire to protect the River Test SSSI from increased levels of phosphates and nitrates, however this falls within the remit of the relevant agencies, such as the Environment Agency, to monitor and control.</p> <p>Southern Water operates the Whitchurch Wastewater Treatment Works (WTWs) within the parameters of an environmental permit issued by the Environment Agency. This permit stipulates the maximum flow that the company is permitted to release, and the treatment standards that must be met.</p> <p>Looking ahead to include the proposed levels of housing development in the Whitchurch Neighbourhood Plan, these standards will continue to be met in future.</p> <p>Therefore, we suggest the following amended wording is used:</p> <p>4.4 The designated SSSIs are key resources to support biodiversity in the area. Water quality has been assessed as "unfavourable, no change". Whitchurch Wastewater Treatment Works operates in accordance with its permit issued by the Environment Agency to ensure that there is not a significant adverse impact on the receiving waters.</p>	<p>The latest survey of water quality in the SSSIs rates it as poor. While we fully understand that SW operate within the Environment Agency's limits, this may not be enough to ensure increased water quality. The increase in phosphates and nitrates due to development may not be ameliorated in in winter by soakaways alone. We see no reason to change the text, particularly as it has been supported by the Environment Agency.</p>
Southern Water	9.3 Utilities	<p>The above section indicates that the sewerage system is a partial constraint to development north of the River Test. However, this is not the case as Southern Water has a statutory duty to serve new development. As such, when assessment reveals that capacity in the local sewerage or water distribution networks may be limited to serve a particular proposed development, the provision of additional infrastructure can provide more capacity.</p> <p>Where a housing development site assessment reveals that additional capacity may be needed, Southern</p>	<p>While we understand it is SW's responsibility to consider delivery of sewerage infrastructure, the deliverability of a</p>

Consultee	Report reference	Comment	W NDP response
		<p>Water will request policy provision for that site to include a requirement for 'A connection to the local sewerage or water distribution networks at the nearest point of adequate capacity'.</p> <p>This will help to ensure that new development would not have a detrimental effect on the existing drainage network, and is the mechanism by which the development could provide the infrastructure necessary to serve it.</p> <p>Therefore, we suggest the following amendments to paragraph 9.3:</p> <p>None of the utilities were considered to be an overriding constraint on the allocations made in the WNP.</p>	<p>proposed site is within the remit of the WNP. Therefore information on the likely solution would aid the WNP in forming its conclusions. Despite a request, no relevant information was supplied and the WNP made its considerations with the information available.</p>
Southern Water	9.3 Utilities Page 59	<p>The above section indicates that the sewerage system is a constraint to development. However, this is not the case as even when capacity in the sewerage or water distribution networks maybe limited to serve a particular proposed development, the provision of additional infrastructure can provide more capacity. A connection to the local sewerage or water distribution networks at the nearest point of adequate capacity is the mechanism by which the development could provide the infrastructure necessary to serve it.</p> <p>Therefore, we suggest the following amendments to the first paragraph of section 9.3:</p> <p>With the exception of sewerage none of the utilities were considered to be a constraint on the allocations made in the WNP or a material consideration in the selection of sites for allocations.</p>	<p>While we understand it is SW's responsibility to consider delivery of sewerage infrastructure, the deliverability of a proposed site is within the remit of the WNP. Therefore information on the likely solution would aid the WNP in forming its conclusions. Despite a request, no relevant information was supplied and the WNP made its considerations with the information available.</p>
Southern Water	9.3.3 Sewerage and Policy IP1 (Infrastructure	Section 9.3.3. of the Neighbourhood Plan discusses both sewerage (i.e. the underground network of sewers and associated facilities such as pumping stations) and wastewater treatment (i.e. the treatment of wastewater at the works to meet strict environmental standards). We comment on these two separate	Noted.

Consultee	Report reference	Comment	W NDP response
	<p>readiness) Pages 60-62</p>	<p>aspects of our wastewater service below.</p> <p>Sewerage</p> <p>During heavy rain, water inundates the sewerage system and compromises its functioning. This is because the system is not designed to take water which should be dealt with by appropriate land drainage. From Southern Water’s perspective, new development can progress in the catchment providing it does not make the existing risk of flooding worse. This can be achieved if the development connects to the sewerage system at the nearest point of adequate capacity as advised by Southern Water and is constructed to minimise ground and surface water inundation.</p> <p>We undertook assessments of the housing sites identified in the emerging Basingstoke & Deane Local Plan. Where it was assessed that there is limited capacity in the sewerage network to accommodate the proposed development, we advised the Council of policy provision to ensure the provision of the requisite additional sewerage infrastructure. Likewise we have undertaken an assessment of the proposed housing allocation on land east of Winchester Road and suggested policy provision to facilitate the provision of the additional sewerage infrastructure required to serve this proposed site.</p> <p>The first paragraph of section 9.3.3 also identifies possible engineering solutions. However, the preferred engineering solution to service a particular site would need to be investigated, and would depend on the precise location of the site as well as the scale and type of development proposed. The investigation would normally be initiated by the developer through a design capacity check.</p> <p>Southern Water has limited powers to enforce a particular solution so if there is an ambition to achieve a particular solution, and that solution would be more expensive to the developer, the solution would need to be enforced by the planning authority in collaboration with the Parish Council.</p> <p>Wastewater Treatment (Whitchurch Wastewater Treatment Works)</p> <p>As explained in our representation to the section on ‘Water quality and biodiversity’, Southern Water treats wastewater arising from existing and new development at the local Wastewater Treatment Works (WTW) in accordance with an environmental permit. This permit stipulates the maximum flow that the company is permitted to release and the treatment standards that must be met. The parameters of the permit protects the quality of water in the River Test in line with the Environment Agency’s water quality objectives. Contrary to the proposal in Policy IP1, we do not consider that it is necessary for developers to consider the impact on the WTW as this will be dealt with by the water industry’s regulatory process, which is well-established.</p> <p>Proposed amendment</p> <p>For the sake of clarity we propose the following amendments to section 9.3.3 and WNP Policy IP1:</p> <p>First paragraph of 9.3.3</p> <p>Recent local experience of emergency measures needed to avoid overflow of the sewerage system as it passes south of the Test during heavy rainfall reinforces the fact that the sewerage system in the town is not designed to take water which should be dealt with by appropriate land drainage at, or beyond capacity. Correspondence with Southern Water emphasises their requested change of policy wording to the Pre-</p>	

Consultee	Report reference	Comment	W NDP response
		<p>submission Local Plan, where they ask that new connections be made to the 'nearest point with capacity' and that the adequacy location of that point be determined by Southern Water when initiated by the developer. Suitable changes to this effect were made in the Submitted Local Plan. Precise sewerage solutions will need to be considered when development proposals come forward. Any development north of the River Test will may require storage tanks and pumping stations to a separate sewer across or under the Test to avoid over-stretching the existing system, before the sewage is pumped to the Water Treatment Works. The alternative may be to upgrade the current sewers through the Town which would cause considerable disruption.</p> <p>WNP Policy IP1:</p> <p>In particular the impact of the development upon the sewerage system and treatment works including flood risk which could adversely the impact of effluent upon the quality of water in the River Test shall be considered. The need for system improvements and upgrades shall be funded in accordance with the Local Plan. In accordance with the BDBC Infrastructure Delivery Plan proposals for new developments must identify deliver the off-site infrastructure needed to connect to the nearest point of capacity, determined by Southern Water in the sewerage system.</p>	
Southern Water	Allocation of East of Winchester Road for approximately 100 dwellings Page 92	<p>In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of the above proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposal. A connection to the local sewerage system at the nearest point of adequate capacity is the mechanism by which the development could provide the infrastructure necessary to serve it.</p> <p>There is a risk that the necessary local sewerage infrastructure will not be delivered in time to service the proposed development, unless delivery is supported by planning policies and subsequently in planning conditions. This is endorsed by the core planning principles identified in the NPPF, notably to: 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs' and ensure that plans 'provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency'. Our approach is also supported by paragraph 21 of the NPPF, which requires that planning policies should recognise and seek to address any lack of infrastructure. The NPPG specifies that 'Adequate water and wastewater infrastructure is needed to support sustainable development'.</p> <p>It is usual for policies that allocate housing sites to identify the development principles, which would mirror the approach taken in the emerging Basingstoke and Deane Local Plan.</p> <p>We welcome the recognition given to the proximity to Whitchurch Wastewater Treatment Works (WTWs). Southern Water endeavours to operate its sewage and sludge treatment works efficiently and in accordance with best practice to prevent pollution. However, unpleasant odours inevitably arise as a result of the treatment processes that occur. New development must be adequately separated from WTWs to safeguard the amenity of future occupiers. This approach is endorsed by paragraph 109 of the NPPF that requires the planning system to prevent new development from being put at unacceptable risk from, or being adversely affected, by unacceptable pollution. Annex 2 of the NPPF establishes that pollution</p>	Noted.

Consultee	Report reference	Comment	W NDP response
		<p>includes odour and noise.</p> <p>Therefore, development that is sensitive to odour, such as proposed housing and amenity areas, should only be permitted if the distance to the works is sufficient to allow adequate odour dispersion. We would expect an assessment to be undertaken to demonstrate this separation and that there would not be a detrimental impact on amenity by reason of odour. Consequently, we suggest amended wording to the above policy to require this physical separation rather than relying on mitigation measures which may not be possible to deliver. Southern Water would not gain funding from Ofwat (the water industry's economic regulator) in order to mitigate odour complaints arising from new development next to existing WTWs.</p> <p>Our assessment also reveals that there is an existing foul sewer under the site. This existing infrastructure needs to be taken into account when designing the proposed development. Proposed amendment</p> <p>Accordingly, to ensure consistency with the NPPF, NPPG and emerging Basingstoke and Deane Local Plan, we propose the following amended wording to WNP Policy HA4:</p> <p>..This site shall provide a development which will:...</p> <p>...13. In the light of the nearby sewage treatment works, ensure that acceptable odour standards can be met within homes and amenity areas through the preparation of a comprehensive mitigation assessment/strategy (to be agreed with the service provider) to inform layout decisions.</p> <p>14. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.</p> <p>15. Future access to the existing sewerage infrastructure is provided for maintenance and upsizing purposes</p>	
Southern Water	Policy GD3	<p>Southern Water understands the desire to protect community facilities and assets. However, whilst we have assumed these facilities constitute those listed in paragraphs 2.6 to 2.9 on page 10 of the Plan, we feel it may be necessary for the parish council to support this with a map that clearly identifies, and distinguishes Assets and Facilities, in order to ascertain whether the designation of sites might create a barrier to utility providers from delivering essential infrastructure required to serve existing and planned development.</p> <p>Southern Water considers that should the need arise, the provision of essential wastewater or sewerage infrastructure (e.g. a new pumping station) required to serve new and existing customers or meet stricter environmental standards, would constitute special circumstances whereby our development should be allowed. There are limited options available with regard to location, as the infrastructure would need to connect into our existing networks. The National Planning Practice Guidance (NPPG) recognises this scenario and states that 'it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered'.</p> <p>To ensure consistency with the NPPF, we propose the following amended wording to policy GD3: Unless it can be clearly demonstrated that the operation of the asset/facility, or the ongoing delivery of the community value of the asset/facility, is no longer financially viable, proposals that result in either the loss of the asset/facility or in significant harm to the community value of an asset/facility will not be permitted,</p>	The WNP believes that the normal planning process is fully capable of balancing infrastructure needs with the policies of the WNP and therefore needs no such amendment.

Consultee	Report reference	Comment	WNDP response
		unless the development is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.	
Southern Water	Policy HA4	<p>We welcome the recognition given to the proximity to Whitchurch Wastewater Treatment Works (WTWs). Southern Water endeavours to operate its sewage and sludge treatment works efficiently and in accordance with best practice to prevent pollution. However, unpleasant odours inevitably arise as a result of the treatment processes that occur. New development must be adequately separated from WTWs to safeguard the amenity of future occupiers. This approach is endorsed by paragraph 109 of the NPPF that requires the planning system to prevent new development from being put at unacceptable risk from, or being adversely affected, by unacceptable pollution. Annex 2 of the NPPF establishes that pollution includes odour and noise.</p> <p>Therefore, development that is sensitive to odour, such as proposed housing and amenity areas, should only be permitted if the distance to the works is sufficient to allow adequate odour dispersion. We would expect an assessment to be undertaken to demonstrate this separation and that there would not be a detrimental impact on amenity by reason of odour. Consequently, we suggest amended wording to the above policy to require this physical separation rather than relying on mitigation measures which may not be possible to deliver. Our assessment also reveals that there is an existing foul sewer under the site. This existing infrastructure needs to be taken into account when designing the proposed development.</p> <p>Accordingly, to ensure consistency with the NPPF, NPPG and emerging Basingstoke and Deane Local Plan, we propose the following amended wording to WNP Policy HA4:</p> <p>This site shall provide a development which will:</p> <p>13. In the light of the nearby sewage treatment works, ensure that acceptable odour standards can be met within homes and amenity areas through the preparation of a comprehensive mitigation assessment/strategy (to be agreed with the service provider) to inform layout decisions.</p> <p>14. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.</p> <p>15. Future access to the existing sewerage infrastructure is provided for maintenance and upsizing purposes.</p>	<p>A relevant condition regarding odour was made in granting the outline planning permission.</p> <p>Paragraph 9.10 of the WNP identifies that “New development will need to connect to the sewerage system and the water distribution network at the nearest point of adequate capacity.”</p>
Southern Water	Policy IP3	<p>We are pleased to note that Whitchurch Parish Council have made amendments to this section in accordance with some of our previous representations relating to drainage. However Section 9.8 identifies possible engineering solutions, when Southern Water previously commented that a precise solution would need to be considered on the basis of the scale and location of individual development proposals as and when they come forward. We would not wish any particular solution to be prejudiced by its inclusion within the WNP and regard the 'considerable disruption' mentioned in the final paragraph would in fact relate to construction works and as such constitute a 'temporary disruption', which in any case is not a planning consideration.</p> <p>We would therefore recommend the deletion of the final two sentences of Section 9.8. Wastewater Treatment (Whitchurch Wastewater Treatment Works)</p>	<p>Since Southern Water state that “any construction would as a matter of course aim to minimise its impact as much as possible”, they cannot claim that the final sentence in IP3 is unreasonable. Furthermore, it is</p>

Consultee	Report reference	Comment	WNDP response
		<p>As set out in our representation on Paragraph 4.4, Southern Water treats wastewater arising from existing and new development at the local Wastewater Treatment Works (WTW) in accordance with an environmental permit. This permit stipulates the maximum flow that the company is permitted to release and the treatment standards that must be met. The parameters of the permit protects the quality of water in the River Test in line with the Environment Agency's water quality objectives. Contrary to the proposal in Policy IP3, it is not necessary for developers to consider the impact on the WTW as this will be dealt with by the water industry's regulatory process, which is well- established.</p> <p>Furthermore, with regard to the final sentence in Policy IP3, where any work is required to be carried out on Southern Water's infrastructure, it is not reasonable to expect it to be 'located [...] to minimise the impact of implementation on the Town' where there may be a need to work on or connect to existing networks. Any construction work would as a matter of course aim to minimise its impact as much as possible and would in any case be temporary in nature, and therefore not a matter for inclusion in planning policy. We therefore would recommend the deletion of this final sentence.</p> <p>For the sake of clarity we propose the following amendments to section 9.8 and WNP Policy IP3:</p> <p>9.8 Recent local experience of emergency measures needed to avoid overflow of the sewerage system as it passes south of the Test during heavy rainfall reinforces the fact that the sewerage system in the town is not designed to take water which should be dealt with by appropriate land drainage. However the WNP suspects improvements in land drainage may not be immediate. Correspondence with Southern Water emphasises their requested change of policy wording to the Local Plan, where they ask that new connections be made to the 'nearest point with capacity' and that the location of that point be determined by Southern Water. Suitable changes to this effect were made in the Local Plan. Precise sewerage solutions will need to be considered when development proposals come forward. Any development north of the River Test may require storage tanks and pumping stations to a separate sewer across or under the Test to avoid over- stretching the existing system, before the sewage is pumped to the Water Treatment Works. The alternative may be to upgrade the current sewers through the Town which would cause considerable disruption.</p> <p>WNP Policy IP3:</p> <p>In particular the impact of the development upon the sewerage system and treatment works including flood risk which could adversely the impact of effluent upon the quality of water in the River Test shall be considered. Proposals for new developments must identify deliver any off-site infrastructure needed to connect to the nearest point of capacity, determined by Southern Water in the sewerage system. This off-site infrastructure, which would need to be provided by the development, must be identified in terms of scope and potential impact on the Town Centre and SSSI as part of the design statement supporting development proposals. Any new or replacement infrastructure shall be located, designed and constructed to minimise the impact of implementation on the town businesses and traffic using the Town.</p>	<p>reasonable for the WNDP to aim to coordinate the impact upon the town of development. SW identified editorial errors that have been corrected.</p>
Southern Water	Policy LD1	<p>Southern Water understands the desire to protect community facilities and open spaces. However, we cannot support the current wording of the above policy as it could create a barrier to utility providers, such as Southern Water, from delivering its essential infrastructure required to serve existing and planned</p>	<p>The WNP believes that the normal planning process is fully capable of</p>

Consultee	Report reference	Comment	W NDP response
		<p>development.</p> <p>Southern Water considers that should the need arise, the provision of essential wastewater or sewerage infrastructure (e.g. a new pumping station) required to serve new and existing customers or meet stricter environmental standards, would constitute special circumstances whereby our development should be allowed. There are limited options available with regard to location, as the infrastructure would need to connect into existing networks. The National Planning Practice Guidance (NPPG) recognises this scenario and states that 'it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered'.</p> <p>To meet basic conditions necessary for a NDP, we propose the following amended wording to policy LD1: Community, Leisure and Cultural facilities and the open spaces as shown in Figure 7.2 will be protected and retained unless the development is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.</p>	<p>balancing infrastructure needs with the policies of the WNP and therefore needs no such amendment, particularly as Southern Water has pointed out, infrastructure needs are recognised by the NPPG.</p>
Southern Water	New policy on the provision of infrastructure	<p>We can find no policy provision to support the delivery of new or improved infrastructure. Southern Water is the statutory sewerage undertaker for the area covered by the Neighbourhood Development Plan (NDP). Southern Water has a statutory duty to serve new development, and is committed to ensuring the right wastewater infrastructure in the right place at the right time in collaboration with developers, the parish council and the planning authority. The adopted Whitchurch NDP and Basingstoke & Deane Local Plan will inform Southern Water's investment planning. Adoption provides the planning certainty required to support investment proposals to Ofwat, the water industry's economic regulator. Investment proposals are prepared every five years through the price review process. Last year's price determination will fund the investment programme in the period to 2020. There will be another price review in 2019, covering the investment period 2020 to 2025.</p> <p>Although there are no current plans, over the life of the NDP it is possible that we will need to provide new or improved infrastructure. Accordingly, we seek policy provision to support new or improved utility infrastructure. Such policy provision would also be in line with the main intention of the National Planning Policy Framework (NPPF) to achieve sustainable development. For example, one of the core planning principles contained in paragraph 17 of the NPPF is to 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs'. Also paragraphs 157 and 177 of the NPPF require positive planning for development and infrastructure necessary in an area.</p> <p>Proposed amendment</p> <p>To ensure consistency with the NPPF and other government guidance and facilitate sustainable development, we propose the following additional policy:</p> <p>New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the development plan.</p>	<p>This comment has been noted and taken into account.</p>
Southern	Policy LD1	<p>Southern Water understands the desire to protect open spaces. However, we can not support the current wording of the above policy as it could create a barrier to utility providers, such as Southern Water, from</p>	<p>This comment has been noted and</p>

Consultee	Report reference	Comment	W NDP response
Water		<p>delivering its essential infrastructure required to serve existing and planned development.</p> <p>Southern Water considers that should the need arise, the provision of essential wastewater or sewerage infrastructure (e.g. a new pumping station) required to serve new and existing customers or meet stricter environmental standards, would constitute special circumstances whereby our development should be allowed. There are limited options available with regard to location, as the infrastructure would need to connect into existing networks. The National Planning Practice Guidance (NPPG) recognises this scenario and states that 'it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered'.</p> <p>We made similar representations in respect of the Arundel Neighbourhood Development Plan and the Examiner agreed that utility infrastructure can represent very special circumstances. A similar policy to our proposal is included on page 13 of Locality's recently issued 'guide to writing planning policies which will address the issues that matter to your neighbourhood plan' by Tony Burton called 'Writing planning policies'.</p> <p>Proposed amendment</p> <p>To ensure consistency with the NPPG, we propose the following additional wording to policy LD1: The Open spaces identified in Fig. 7.2 and 7.3 will be protected and retained unless the development is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.</p>	taken into account.
Southern Water	Policy GD3	<p>It is not clear from the above policy which buildings or land constitute community assets. Southern Water understands the desire to protect community assets. However, we can not support the current wording of the above policy as it could create a barrier to utility providers, such as Southern Water, from delivering its essential infrastructure required to serve existing and planned development.</p> <p>Southern Water considers that should the need arise, the provision of essential wastewater or sewerage infrastructure (e.g. a new pumping station) required to serve new and existing customers or meet stricter environmental standards, would constitute special circumstances whereby our development should be allowed. There are limited options available with regard to location, as the infrastructure would need to connect into our existing networks. The National Planning Practice Guidance (NPPG) recognises this scenario and states that 'it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered'.</p> <p>Proposed amendment</p> <p>To ensure consistency with the NPPF, we propose the following amended wording to policy GD3: Unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will not be supported, unless the development is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.</p>	The WNP believes that the normal planning process is fully capable of balancing infrastructure needs with the policies of the WNP and therefore needs no such amendment, particularly as Southern Water has pointed out, infrastructure needs are recognised by the NPPG.
Southern	Report on Infrastructure	We note the report on infrastructure issues for the Whitchurch Neighbourhood Plan. We comment as	Noted.

Consultee	Report reference	Comment	W NDP response
Water	issues for the Whitchurch Neighbourhood Plan	<p>follows:</p> <p>3.2.2 Water supply</p> <p>This section states that despite contacting Southern Water, no detailed information regarding capacity was obtained. Until Southern Water has information on the precise location and number of proposed residential units, we are unable to undertake assessments as to whether our water distribution network can accommodate the proposed developments. Where this information has been provided in the draft Neighbourhood Plan and the number of proposed residential units is 20 or above on a particular site, we have undertaken an assessment and where there is limited capacity advised of any requisite policy provision.</p> <p>3.2.3 Sewerage</p> <p>This section states that the sewerage system in Whitchurch is at or beyond capacity.</p> <p>Southern Water recognises that excess surface water inundates the sewerage system during heavy rainfall. This compromises its functioning, as the system is not designed to take water which should be dealt with by appropriate land drainage. From Southern Water's perspective, new development can progress in the catchment providing it does not make the existing risk of flooding worse. This can be achieved if the development connects to the sewerage system at the nearest point of adequate capacity as advised by Southern Water and is constructed to minimise ground and surface water inundation.</p> <p>We undertook assessments of housing sites identified in the emerging Basingstoke & Deane Local Plan and where it was assessed that there is limited capacity in the sewerage / water distribution networks to accommodate the proposed development, we advised the Council of policy provision to ensure the provision of additional infrastructure to serve the proposed developments. Likewise we have undertaken an assessment of the proposed housing allocation in the Neighbourhood Plan for Land East of Winchester Road and suggested policy provision to facilitate the provision of additional sewerage infrastructure to serve the proposed development.</p> <p>Please find following at suggested wording to paragraph two and three of section 3.2.3:</p> <p>Recent local experience of emergency measures needed to avoid overflow of the sewerage system as it passes south of the Test during heavy rainfall reinforces the fact that the sewerage system in the town is not designed to take water which should be dealt with by appropriate land drainage at, or beyond capacity. Correspondence with Southern Water emphasises their requested change of policy wording to the Revised Pre-Submission Local Plan, where they ask that new connections be made to the 'the nearest point with capacity' and that the adequacy location of that point be determined by Southern Water when initiated by developers. Suitable changes to this effect were made in the Submitted Local Plan and in the Infrastructure Development Plan (IDP) [3].</p> <p>It is recommended that the wording in the IDP be adopted as an NP Policy to make Southern Water's position and submission to the Local Plan clear to developers. It is the authors of this report recognised that upgrading the existing main sewer through the town would cause unacceptable disruption.</p> <p>It is noted that a map of the sewer system and manholes in Whitchurch is included in the appendix. We do</p>	

Consultee	Report reference	Comment	W NDP response
		<p>not consider that it is appropriate to publish this map as it is subject to change. We would therefore request that the report is re-issued without the map included, or if absolutely necessary with the following caveats included:</p> <p>The information provided by Southern Water is only valid on the day given and so should not be relied upon for development purposes. Maps of sewers and other pipework are continually changing and being updated. In any event reliance should be on a combination of information shown on an up-to-date plan and investigations carried out on the land to ascertain the exact location and specification of any infrastructure.</p> <p>Southern Water issues up-to-date sewer maps to Basingstoke & Deane Borough Council on a regular basis. Sewer maps can also be viewed by appointment at our Chatham office and maps can be obtained from our Land Search team: https://www.southernwater.co.uk/mains-and-sewer-maps.</p>	
Southern Water	Policy HA2	<p>In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of the above proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposal. A connection to the local sewerage system at the nearest point of adequate capacity is the mechanism by which the development could provide the infrastructure necessary to serve it.</p> <p>There is a risk that the necessary local sewerage infrastructure will not be delivered in time to service the proposed development, unless delivery is supported by planning policies and subsequently in planning conditions. This is endorsed by the core planning principles identified in the NPPF, notably to: 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs' and ensure that plans 'provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency'. Our approach is also supported by paragraph 21 of the NPPF, which requires that planning policies should recognise and seek to address any lack of infrastructure. The NPPG specifies that 'Adequate water and wastewater infrastructure is needed to support sustainable development'.</p> <p>It is usual for policies that allocate housing sites to identify the development principles, which would mirror the approach taken in the Basingstoke and Deane Local Plan.</p> <p>Our assessment also reveals that Southern Water's mains water infrastructure crosses under the site. This existing infrastructure needs to be taken into account when designing the proposed development.</p> <p>Accordingly, to ensure consistency with the NPPF, NPPG and Basingstoke and Deane Local Plan, we propose the following amended wording to WNP Policy HA3:</p> <p>This site shall provide a development which will...</p> <p>16) Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.</p> <p>17) Future access to the existing water distribution infrastructure is provided for maintenance and upsizing purposes.</p>	This comment has been noted and taken into account.

Whitchurch Residents and Business Owners

Response	Report Reference	Comment	WNDP response
Resident A	Inaccuracies and inconsistencies in the Plan and evidence base documentation	<p>Page 17 of the WNP, Point 2.11, Flood Risk in Whitchurch, states that “the sites allocated for housing ... in the WNP lie outside the area of likely flooding by surface water”. However, this contradicts the statement made on Page 54 of AECOM’s Sustainability Appraisal in relation to the site East of Winchester Road Winchester Road, under “Climate Change”, which says “a small area of the site is at risk of surface water flooding in a 1 to 200 year event”.</p> <p>Page 58 of the WNP shows forecast traffic generated by the site at East of Winchester Road as 60 (not including school traffic), but on page 6 of the traffic assessment document it is shown as 80. Similarly page 57 of the WNP forecasts 20 vehicles from the Caesars Way site, but is then shown on page 10 of the traffic assessment document as 25.</p> <p>Section 9.6.1, Page 63, of the WNP takes into account the revisions to the bus services, but this does not seem to have been taken into account in Appendix B of the Housing Site Selection Draft Report. The bus service changes came into effect on the 30th August 2015, prior to issue of the Housing Site Report which is dated September 2015.</p>	<p>The allocation of the Car centre as reserve site is not compromised by flood risk this but the wording around policy HA3 has been modified to recognise.</p> <p>The WNDP Traffic Study report has been modified to better clarify the impacts.</p> <p>Regarding bus timetable changes we have updated to reflect the current timetable in the WNDP: Information in the Site Selection report was correct at the time it was written. Information is likely to change again before any development takes place and despite our best efforts, we are unable to keep every aspect current.</p>
Resident A	Objectives and Policies	<p>In 6.3 Objectives, starting on page 30, some of the policy numbers do not appear to relate to what the objective is trying to achieve, for example Objective 18 in relation to infrastructure lists Policy GD7 (7) but GD7 relates to town centre businesses.</p> <p>Page 30, Objective 4 says “allocated to be built in phases over the next 15 years”. I cannot see any policy within the WNP in relation to phasing and all the housing policies state “development ... in the period to 2029”. Bearing in mind the proposed change to Policy SSS3.6 (Bloswood Lane) in the Emerging Local Plan for phasing to be from 2017/19 to 2021/22, a suggestion would be to put start dates for developments from 2022 onwards.</p> <p>Policy HD1, Page 78, and Policy HD3, Page 79, of the WNP seem to conflict in relation to affordable dwellings in that HD1 says “remains available for local households in which one member is over the state retirement age” but this criteria is not incorporated in Policy HD3. The criteria set out in Policy HD3, page 79, seem to be those that are more normally associated with Rural Exception housing. Whilst it is extremely admirable that the NPSC are trying to ensure these homes are for Whitchurch people, I believe the criteria could result in some anomalies. For</p>	<p>There have been some errors in numbering, arising from the number of changes we have already had to make to the Plan. We have eliminated these in the final version.</p> <p>Phasing of development is normally decided in planning discussions between developers and the planning authority, and we are unable to influence this using policies within the WNDP.</p> <p>The housing policies HD1 and HD3 have been the subject of discussions with the Town and Borough Councils and have been revised.</p>

Response	Report Reference	Comment	WNPD response
		example, Item b says “who are not now resident in the parish or an adjoining parish but have a local connection with the parish including a period of permanent and continuous residence of 10 years or more within the last 20 years”. This appears to mean that someone who lived in Whitchurch for 10 years and then moved away of their own choice for 10 years could come back and take preference over someone who has lived in Whitchurch (and possibly been on the housing waiting list) for 9 years.	
Resident A	Objectives	<p>Objective 1, Page 30, which is to “maintain the current character and balance of countryside agricultural business”. The site East of Winchester Road is the only proposed location that is actively used for agricultural purposes (especially when taking into account Objective 11, Page 32, in relation to preserving high quality agricultural land).</p> <p>Objective 8, Page 31, which is to “position and promote infrastructure and new developments such that increased problems with traffic are minimised at the times and locations which currently are problematic”. There are numerous statements in Section 8 of the WNP that acknowledge the problems associated with the stretch of road between the Square and Micheldever Road, and the Micheldever Road and Winchester Road junction. For example, Page 52, Point 8.3, says “the southern part of town already has the most traffic of any route. All the developments in the area are likely to increase this”. However, 2 of the 4 proposed sites are located in the southern part of the town and are likely to have a significant cumulative adverse impact.</p>	<p>Your comments are noted.</p> <p>Our recommendations have all taken into account the traffic impacts of any proposed development, but also considered other factors, such as size of site, distance to schools etc, and are considered to have a fair distribution around the town. A full assessment of the criteria used for site allocation is given in the site assessment reports and their addendums. Traffic assessments suggest that locating access to sites south of the Micheldever Road Junction will have slightly less impact on the most congested locations than those located to the North.</p>
Resident A	Missing documentation from the evidence base	<p>Page 17 of the WNP, Point 2.11, Flood Risk in Whitchurch says “Whitchurch Town Council has initiated a risk assessment to address flood risk. From the wording it implies this has been taken into account when preparing the WNP so I believe it should be documented to support this. Equally page 62, Point 9.5, makes reference to “a survey of local sports and leisure clubs”.</p> <p>Page 95 of the WNP, Point 12.4, Additional Community Sports Facilities, which says “the Town Council and B&DBC will be asked to consider the land east of the Knowlings owned by BDBC for expanding leisure activities ...” There is no detailed evidence to support this statement especially as concern has been raised by residents over the impact of traffic resulting from any sort of development on this site, although it may be that the missing sports survey as mentioned above is the support document.</p> <p>However, note should also be made to the sentence in Point 12.4 that “there may be major opportunities for land-use for leisure activities among those sites not selected by the WNP for housing...”, but I understand that this is the site that has been put forward for Rural Exception Homes and has been</p>	<p>A full assessment of the criteria used for site allocation is given in the site assessment reports and their addendums. There has been a Flood risk assessment for the town and a Flood Emergency Plan adopted by the Town Council outside the NP. The Emergency Plan is currently being updated. The flood risk assessment has not been published.</p> <p>The land East of the Knowlings has not been selected for development as part of this process and given the location and the number of requests for more sports facilities, leisure use was thought to be appropriate, but this will not be considered by BDBC (the landowner). It was being considered for Rural Exception Housing, but this is no longer the case.</p> <p>There has been some revision of the Traffic</p>

Response	Report Reference	Comment	WNDP response
		<p>accepted as such by the NPSC.</p> <p>Page 58 of the WNP says “details of traffic movements around the roads in the area between two schools can be found in the main evidence base” but this does not appear to be in the traffic assessment.</p> <p>Page 43, Point 7.8.4, of the Housing Site Draft Report says “the impact of the access proposals on those living either side of the proposed access needs to be considered”. The assessment of this potential impact does not appear to be included.</p>	<p>section, and the majority of the diagrams, as well as explanatory text, have been relocated in the Traffic Studies Report accompanying the main report. An addendum, considering the traffic impact of both the NW site (NP recommended) and Blosswood lane (already BDBC approved) is to be added to the final version.</p> <p>Our studies have shown that, while the impact of a development on its immediate locality is unlikely to be severe, the knock-on effect in the town centre may be. Developers try to eliminate 'severe' traffic impact close to their sites, but reports often neglect the impact on the town centre.</p>
Resident A	Infrastructure	<p>Page 60, Point 9.3.2 , Water Supply, Gas and Telecoms says “no detailed information regarding the overall capacity to supply these services was obtained” but then it goes on to say “the overall capacity ... seemed adequate”. If no detailed information was obtained how was the decision on adequacy reached?</p>	<p>It has not been easy to get detailed information from the organisations listed, as their responses tend to be that there is adequate capacity, and that if a need arises, they will deal with it at the time.</p>
Resident A	General	<p>Please note that this is not an exhaustive list of comments and because it was not possible to document all of my observations in writing within the timescales, I have tried to just highlight some of the areas I feel are more important.</p> <p>Finally, it is extremely difficult to digest a document of such volume and I question the necessity to have a 98 page Plan. Also, all residents would have been able to clearly understand the WNP process and the recommendations if the WNP had been written in plain English with an absence of jargon and technical terms.</p> <ol style="list-style-type: none"> 1. There appears to be numerous spelling / typing errors throughout the WNP. 2. Sources at the foot of some pages require referencing, for example on pages 12 and 13. 3. There is wording throughout the WNP that I feel could be more specific to stop misinterpretation, for example: <ul style="list-style-type: none"> – Page 3, 4th paragraph reads “after deductions for granted planning permissions and planned rural exception schemes, there is the need for the WNP to allocate sites for just over 140 homes’ By including the word “over” I believe this could leave Whitchurch 	<p>The Plan has now been copy-edited and has been described as being sophisticated and of high quality by BDBC. Your points have been noted where appropriate and used in changes made to the plan.</p> <p>A definition as to what constitutes small, medium and large sites has been added.</p>

Response	Report Reference	Comment	W NDP response
		<p>vulnerable to over development.</p> <ul style="list-style-type: none"> - However, as you are aware, the Emerging Local Plan has just been released for public consultation following recommendations made by the Government Inspector and as a result Policy SS5 has been changed to read “at least 200 homes” for Whitchurch. I feel that the WNP should be reviewed in light of this and some thought given to how wording could be incorporated so that the change to “at least” in the Local Plan does not result in an excessive amount of housing in Whitchurch. - Page 17, Point 2.11, Flood Risk in Whitchurch, final paragraph reads “The Environment Agency (2015) map Figure 2.3 ... showing ... the area at risk of flooding”. This could be interpreted as all types of flooding and not just that from the River Test. - Page 31, Objective 5 reads “smaller development sites” but there is no definition of what constitutes a small site. 	
Resident A	Housing Site Selection Report	<p>It is stated in Point 7.9.10, Page 46, Site at Bere Hill, that one of the recommendations for not including it was due to the “lack of additional community benefits associated with this development”, but Option B at the “Where Do The Houses Go” consultation included new sports pitches for community use.</p> <p>The assessment of Point 7 under “Infrastructure” in Appendix B seems to have been based on the location of schools, but I do not believe that this is the only factor that has to be taken into consideration when assessing whether a site is “Positive”, “Negative” etc, eg distance to the town, bus services and location of railway station.</p> <p>Also within this document there are inaccurate statements on some sites that access to the A34 would need to be gained by driving through the centre and it does not appear to have taken into account the A34 can be accessed in both directions from north of the town.</p> <p>Policy ES6, Page 74 of the WNP, says “proposals for development of sites for employment use north of the town centre will need to demonstrate that HGV traffic generated will be actively directed to the A34 junction north of the town at Litchfield, avoiding the town centre. The direction of traffic will need to be ... enforceable”. However, Point 6.1.10 on Page 21 of the Employment Site Selection Draft Report says “it would be difficult to enforce conditions for HGV traffic generated to use the A34 junction to the North ..”.</p> <p>Note should also be made to the statement made on Page 53, Point 8.5, of the WNP where it says “it is recognised by the NPSC that many of the existing traffic and parking issues cannot effectively be dealt with in the</p>	<p>The initial discussions centred around the Scout hut, and in our recent review of housing sites, the developer confirmed that no community benefits would be available with the reduced 50 home scheme proposed.</p> <p>These factors have been taken into account in our recommendations</p> <p>Statements on A34 access have been based on observed existing behaviours. This issue has been central to our discussions, and although it would be possible to impose a traffic order as part of the planning process, as yet, there is no indication that this would be done.</p> <p>Discrepancies in the original report have been identified and resolved.</p> <p>The latest version of the SEA did not adversely affect the report allocations or conclusions. The issues around the ground water source protection zones have been clarified in the latest Sustainability Appraisal.</p> <p>Points of detail and inconsistencies have been corrected as appropriate</p>

Response	Report Reference	Comment	W NDP response
		<p>WNP".</p> <p>Page 77 of the WNP, Point 11.2, makes reference to application 15/01104/GPDOFF – Timesvalve Ltd which involves a change of use to accommodate 22 dwellings. However, the allocation in the WNP, Policy HA2, Page 89, is for 16 dwellings, but there does not appear to be any detailed reasoning why the original number of dwellings specified in the planning application cannot be allocated to the site.</p> <p>Page 42 of the Housing Site Selection Draft Report, Point 7.82, East of Winchester Road, says the Vision Criteria ranked this site as “fourth out of ten options”, but Page 85, Table 11.2, of the WNP shows it joint ninth with The Knowlings.</p> <p>Also on Page 43, Point 7.8.5, the reports says the consultation results shows the East of Winchester Road site as “fifth out of nine options presented”, but Page 87, Figure 11.2, of the WNP shows it as sixth out of the 9 options.</p> <p>Page 32, Point 7.39, of the Housing Site Selection Draft Report says Site 3: Whitchurch Car Centre “will be allocated as a reserve small housing site in the WNP”, but it is not shown as a reserve site in the WNP.</p> <p>Page 65, Point 8.54, of AECOM’s Sustainability Appraisal says “none of the sites for allocation are within a groundwater source protection zone”, but Appendix B of the Housing Site Selection Draft Report states all the selected sites are within groundwater protection zones.</p> <p>Page 69, Point 8.10.2, of this Sustainability Appraisal says “whilst the loss of this land is unavoidable (in light of all of the options for medium sized sites being located on land classified as Best and Most Versatile Agricultural Land)”. However, on page 55 of the same report in relation to the site East of Bere Hill it says the site has been classified as Grade 3 Agricultural Land and “as such it is uncertain whether this comprises farmland classified as “the Best and Most Versatile Agricultural Land ...”.</p> <p>Page 22, Point 3.6, of the WNP, Strategic Environmental Assessment, reads a “Sustainability Appraisal (SA) is being undertaken by independent consultants AECOM”. As I understand, reports such as the Sustainability Appraisal should have been used to inform site selections, however given that the Assessment is dated 10th November 2015 a mere 7 days before the WNP was issued this does not appear to have been the case.</p>	
Resident A	Vision Questionnaire	The one included in the evidence base is dated the 21st May 2014, yet the one published under the Survey heading on the WNP website following the consultation was dated the 10th June 2014. There are quite a few	There were some slight differences between the two, but we have endeavoured to make sure that the outcomes stated reflect the residents’

Response	Report Reference	Comment	W NDP response
		differences between these 2 documents which need to be addressed.	responses and have not been affected.
Resident B	Housing	<p>As you will recall, we previously wrote to you detailing our concerns in respect of the site to the 'East of Winchester Road' which has been identified as a site for potential development. Furthermore, we are sure that you are aware that we have strongly objected to Basingstoke and Deane Borough Council (BDBC) regarding the Outline Planning Application submitted for the development of this land.</p> <p>Since our previous correspondence, we have received confirmation from Natural England that these fields (as per the location map on BDBC's planning website) have been entered into an Entry Level and Higher Level Stewardship (ELS/HLS) agreement. The agreement start date was 1st April 2011 and the expiry date is 31st March 2021. The agreement is still being managed.</p> <p>We would therefore challenge why this site is ranked for development above other sites given that at the initial Neighbourhood Plan "Vision" events when people were asked "what should we preserve" they indicated that "fields and open space for farming so country life could remain" was important to them as a resident of Whitchurch. This is the only identified site where land is actively used for agricultural purposes. The importance of farmland cannot be over emphasised and we fail to understand how, given the HLS status, this area was deemed acceptable for development. At the very least, we expect the document to be revised to reflect the existence of the Agreement.</p> <p>We do not believe that any site should be excluded in the future from possible development which is the inference by individual sites being described in the document as 'less broadly acceptable' than others. This is because there is so much uncertainty as to what the future may hold. For example, planning applications might be rejected, revisions to statutory guidelines might require the lesser ranked, alternative sites to be considered and finally changes might be introduced to the road network in and around Whitchurch. Therefore, the document should be revised to state that all sites should remain potentially suitable for development.</p>	<p>As you are aware this site has now received outline planning permission for development. A full assessment of the criteria used for site allocation is given in the Site Selection Reports and their Addendums. We appreciate that this land is actively farmed, but that in itself is not a reason for refusing development. Other sites within the parish are considered to have greater landscape issues that could prevent development. The sites we have put forward are considered to have less impact on the landscape, or other advantages in terms of access etc.</p>

Response	Report Reference	Comment	WNDP response
Resident B	Social and Economic Prosperity	The development of the key elements within the NHP relating to the social and economic prosperity of Whitchurch cannot be overemphasised. To this end, it is not clear what the relative priority of the individual objectives set out in Section 6 of the document is. This could be indicated either through allocating a ranking or through setting target start and completion dates. We believe that this detail is important in order that the residents of Whitchurch can empathise with the 'Vision' for the town. Allocating priorities for the future would also mean that the tireless work of the NPSC does not go to waste and that the residents of Whitchurch are more aware of the priorities and able to follow the progress that their Town Council makes.	Phasing is an issue we have tried to address in discussions with landowners/developers, but commitments to a 15 year timescale have been difficult to obtain given the current planning process, but all say that they will phase their developments to avoid market saturation, but that they will be looking for land to build on after the NP timescale.
Resident B	Traffic	The results from the 'Have Your Say' public consultations unsurprisingly highlighted that residents are 'particularly concerned about the current traffic and parking problems, with HGVs and noise from the A34 being of particular concern. Town Centre, Winchester Road and Micheldever Road are the worst affected areas, particularly during term time.' We share this concern and although we understand and recognise that this aspect cannot be effectively dealt with by the NPSC, we would request that it is documented more forcibly within the NHP that Borough Councillor Watts should, as a matter of urgency, build upon the key components and publish his outline proposals, both short and long term, for the Transport infrastructure Project along with milestone dates. We also strongly believe that this element should be progressed prior to the commencement of ANY housing development because ANY development will, undoubtedly, have a 'severe independent or cumulative impact' on both the current congestion experienced and the dangers faced by the residents. We would therefore suggest that Section 8.3 is revised to reflect this.	The preliminary report of the Traffic Infrastructure Project, has been seen. BDBC decided to reduce the scope of the report by deciding not to carry out the detailed observations recommended, but instead rely on existing surveys by HCC and BDBC. The current recommendations do not include any meaningful action to reduce the current traffic problems in Whitchurch, especially in Winchester road and the town centre.
Resident B	Phasing	Given the aforementioned comments, we would once again like it stressed that the NHP covers plans for the next 15 years and subsequently the emphasis upon the phasing of development must be included in order for sufficient infrastructure to be in place within the town to effectively manage the changes and developments that will take place. Phasing would mean that the extra number of residents could be more easily absorbed, not just in our schools, doctors' surgeries etc but also in any childcare, youth and elderly people's facilities, and it would also ensure that people in Whitchurch on the current housing list, along with those on it in the future, will all benefit. This would seem to accord with comments that have been made by BDBC.	It has not been possible to incorporate policies which restrict the timing of developments within the NPSC as this would be considered an unfair restriction. We have tried to develop a plan based on what the residents said to us during the original consultation, building on the work done as part of the Whitchurch Design Statement over 10 years ago, but are in the hands of the Borough and Town Council when it comes to achieving our aims.

Response	Report Reference	Comment	WNPD response
		<p>As lifelong residents of Whitchurch who have seen many changes and who therefore understand the need for planning and change, we hope that you will seriously consider our comments.</p> <p>Finally, once the final Whitchurch Neighbourhood Development Plan, 2014 to 2029 is published, we believe that it is imperative for the implementation to proceed with clear and realistic objectives, achievable deadlines and the commitment of the Town Council, for otherwise the efforts and dedication of the Steering Committee will be forgotten and future changes will be to the detriment of the town we have been part of for so long.</p>	
Resident B	Traffic	<p>We can find no justification and sound evidence that the introduction of a bus/car drop off point would “ease congestion on Micheldever Road”.</p> <p>Six school buses during the morning peak represent less than 2% of the total number of vehicles using the 'South Junction' to enter or exit Micheldever Road during that period. The estimated reduction of 30 parent cars using Micheldever Road to get children to the schools similarly represents less than 10% of the total. Compared with the 80 cars that are used every day by school staff these reductions in vehicle numbers pale into insignificance. The setting up of a car share scheme for school staff would have a much larger positive impact on congestion than the proposed bus/car drop off point and would be more environmentally friendly. Finally, we would question whether 30 parent cars really would use the drop off point rather than Micheldever Road. This is because an analysis of the Peak time traffic flow chart for the Micheldever Road area suggests that a significant number of parent cars do not use the 'South Junction' to access the schools, instead approaching from the east.</p>	<p>We agree that the number of school buses is small, but their effect on other traffic is disproportionate as they block movement in Micheldever road. Staff cars are a significant proportion of the traffic to both primary and secondary schools, but these generally arrive before the school traffic peak and leave after.</p> <p>The key benefit of the drop off point is that it will be used by school buses and thus prevent them turning at the Micheldever Road Junction.</p>
Resident C	Business Survey	<p>The supporting document WNP Business Survey includes names and telephone numbers of respondents. Does this document comply with The Data Protection Act 1988?</p>	<p>The survey summary has been edited to remove names and telephone numbers.</p>
Resident C	Plan Duration	<p>It is noted there is no requirement for the WNP to consider beyond 2029. The WNP will ensure Whitchurch will be a viable town beyond 2029. It is irresponsible not to include a basic statement of the implication for WNP Policies post 2029 when there will be a requirement for land for additional housing, industry and social needs. For example, the proposed East of Winchester Street development was originally designated for 200 homes. After discussion with the NPSC the developers have reduced the application to 100 houses for the period 2014-2029. The land for the additional 100 houses should be protected for housing post 2029. The East of the Knowlings site should also be protected for future housing.</p>	<p>The NPSC considers that the next NPSC should be free to consider all options and to pre-judge which options are to be protected and which not would be prejudicial.</p>

Response	Report Reference	Comment	WNDP response
Resident C	Housing	<p>The WNP should reflect the Inspector's report on the Basingstoke and Deane emerging local plan where the housing requirements for Whitchurch are now "at least 200 homes". The WNP should give consideration to the consequences for the proposed housing and employment sites should the St Cross application for houses and industry in NW Whitchurch be approved.</p> <p>The East of Knowlings site should not be excluded from the WNP. This site has been classified for many decades by the owners Basingstoke and Deane Borough Council (BDBC) as a site for housing. There is no planning justification for its exclusion.</p> <p>Justification for its exclusion as a 200 house one site cannot be made as the 100 house site East of Winchester Street was originally for 200 houses.</p> <p>Justification based on its use as a Rural Exception Site for 25 houses is not only premature but a shameful waste of land utilisation for a site owned by BDBC who have a duty to maximise the value of their assets. This land could support an additional 200 houses (including 80 affordable homes).</p> <p>The WNP should reflect central Government pressure on local authorities to sell underutilised valuable assets. Discussions with BDBC planners have confirmed that developers are interested in purchasing the East of The Knowlings site for 200 houses. It should be noted that BDBC and any subsequent owner could at any time fence this land and prevent it being used as amenity land.</p> <p>Loss of open space for dog walking has been used by the WNP as one reason to justify the exclusion of the East of The Knowlings site. There is no mention of providing dog walking facilities in Objectives 01-018, nor Housing Policies HD1, HD2, HD3. There is no mention of dog walking in Site Selection 11.5.2, which includes results from the Vision Community Consultation or BDBC SHLA criteria. In 7.7.5. Consultation result in Housing Site Selection Overview Procedures it states "the loss of open space for dog walking and other activities " In Appendix 3 of Where do the Houses Go the collated raw data does not show "loss of dog walking".</p> <p>Dog walking should not be included as a relevant planning argument for the dismissal of the East of the Knowlings site.</p> <p>As the WNP is in draft format the NPSC should be aware of the recently announced Government's policy to directly commission the building of homes on public land. 40% of these houses will be designated starter homes for first time buyers. The implications for the WNP should the East of the Knowlings site be designated for this Government Policy must be given</p>	<p>A full assessment of the criteria used for site allocation is given in the site assessment reports and their addendums. Revised Local Plan requirements and the postponement of the Rural Exception Site are reflected in the Regulation 15 WNDP. A full assessment of the criteria used for site allocation is given in the site assessment reports and their addendums. Detail points noted, please see response to later similar comments.</p>

Response	Report Reference	Comment	W NDP response
		<p>due consideration.</p> <p>25 houses categorised as rural exception homes have been excluded from the WNP total housing requirement. The WNP fails to disclose an alternative site for these 25 houses should a Rural Exception Site not be allocated for Whitchurch. The WNP should include a statement as to how this 25 house shortfall would be met.</p>	
Resident C	General	<p>When compared to approved Neighbourhood Plans the WNP is too rigid with unnecessary background information to explain and justify Policies. Too much information in a Neighbourhood Plan for a fifteen year period will in the longer term constrain flexible decision making in a changing planning environment. As an example, the Government's recently announced policy to directly commission the building of homes on public land could have serious implications for the East of the Knowlings site. The WNP's rigidity would be unable to accommodate such a policy without serious implications for its 15 year time frame.</p> <p>The WNP starts with numbered and identifiable points. This citation method is not used throughout the complete document. In 8.3 for example there are six bullet points which for ease of comment should be numbered.</p> <p>The WNP has a Disclaimer on Page 1. This disclaimer should be removed or reworded as it implies that inaccuracies could have been used to reach conclusions.</p> <p>In 2.2. the population of Whitchurch is cited from the 2011 census as being 5235. In the Sustainability Appraisal, Table 4.1 cites the Whitchurch population as 4870 at the 2011 census. A 7.7% discrepancy in population numbers will have serious implications for WNP projections and policies, but a disclaimer policy will allow for substantial errors to be acceptable. For example, the WNP 2011 census figure of 5235 less 55 in care homes and 2290 dwellings results in an average occupancy of 2.26. A discrepancy of 365 residents equates to 161 houses. Whilst occupancy statistics are multifactorial it demonstrates why a disclaimer is unacceptable.</p> <p>The robustness of the WNP should not hide behind a disclaimer clause.</p>	<p>The WNDP has been described as sophisticated and of high quality by BDBC.</p> <p>A full assessment of the criteria used for site allocation is given in the site assessment reports and their addendums. Points of detail noted, and amendments made where considered appropriate.</p>
Resident C	Process	<p>There is confusion between the Localism Act 2011 as included on the Whitchurch Neighbourhood Plan (WNP) website under Regulation 14 consultation and the Neighbourhood Planning (General) Regulations 2012 (NPGR 2012) which defines Regulation 14 under Pre-submission consultation and publicity. The correct Acts should be cited.</p> <p>It is accepted that consultation with Whitchurch residents and industry has taken place. However, the Neighbourhood Plan Steering Committee (NPSC)</p>	<p>There is no requirement to maintain a website under the Neighbourhood Planning Regulations. The WNDP website has not been maintained as frequently as we would have liked, but the NPSC has limited resources and we have been focused on finalising the Plan itself.</p> <p>The consultation periods were fully discussed and</p>

Response	Report Reference	Comment	W NDP response
		<p>has failed to fully communicate the ongoing process to residents and industry. In the Whitchurch Neighbourhood Plan Consultation Statement (Draft 6 - May 2015) it is stated that "minutes are published on the website". Minutes of many meetings have not been published. The latest minutes on the WNP website are from 20th May 2015. In March 2015 a Freedom of Information Act 2000 request was made to obtain unpublished minutes from 25th October 2014 onwards.</p> <p>The current St Cross planning application for NW Whitchurch confirms developers had been informed by the WNPSC of the proposed development sites prior to being communicated to residents. NPGR (2012) provides for a six week consultation process. A seven week period 20/11/15 - 08/01/16 was provided by the NPSC. The Town Hall was closed for seven working days and closed on four Wednesdays. It is accepted NPGR 2012 is not explicit on the exact requirements of the six week consultation period but it can be argued that the NPSC has not followed the provisions within Regulation 14 nor complied with the spirit of Regulation 14.</p> <p>The information provided by the NPSC in respect of consultation has not complied with Regulation 14) a) 111) of NPGR 2012. The flyer delivered to all households and the "comment pro forma" fail to provide details of how to make representation". They do not provide details of where to send the comments.</p> <p>The question that must be answered is whether notice has effectively been served under Regulation 14 of NPGR 2012.</p>	<p>agreed with BDBC before being implemented.</p>
Resident C	Traffic	<p>8.5. Transport Infrastructure Project. There should be a greater explanation of the flow diagrams as they are confusing and misleading. Ideally, these traffic flow diagrams and an explanation should be in separate supporting documentation.</p> <p>In 8.2 reference 5 is used for figure 8.3. "the busiest street in Whitchurch". In 8.3. reference 5 is also used for "cars travelling along Evingar Road" which is not shown in figure 8.3. Is this an error?</p> <p>There is continual reference to HGVs yet a definition of HGV has not been provided. When the author of the traffic survey was asked this question at a WNP open evening they were unable to provide a definition. How robust are the comments on HGVs? A definition of HGV should be included within the WNP. The consequences of not doing so could result in a 4.2 tonne van as used by some Whitchurch residents from being banned from Whitchurch roads.</p> <p>9.7 Noise and Air Pollution. Where is the evidence in 9.7.2. to support "the</p>	<p>The Traffic Report has been revised. Other points noted.</p> <p>A heavy goods vehicle (HGV), also large goods vehicle (LGV) or medium goods vehicle, is the European Union (EU) term for any truck with a gross combination mass (GCM) of over 3,500 kilograms (7,716 lb).</p> <p>Given the number of traffic movements and the prevailing wind direction it would be perverse to argue that any other source would be greater. Minimising traffic congestion another key source of pollution was a key factor was an important consideration in the choice of housing and employment sites.</p>

Response	Report Reference	Comment	W NDP response
		<p>most significant source of air pollution is the emission from traffic on the A34...?"</p> <p>In 9.7.3 it is stated that WNP have aimed to control the impact of air pollution by recognising the issues of traffic pollution at peak times. Do the traffic flow diagrams in section 8 support this statement?</p>	
Resident J	Plan	I view this plan as the best and only viable option for Whitchurch as a community to gain influence over the future development of the town. A failure to deliver the plan will result, in my opinion, in more widespread development. The plan represents the views of the community following 2 years consultation as evidenced in the NP evidence base.	Thank you for your supportive comment.
Resident K	Plan	The plan is well thought out and evidenced. I like the concept of only 1 large site and it is sensible in the long term that it is south of Test due to sewerage issues. The minimisation of HGVs in the town is very important and I would like to see HGVs go in/out from the North of town across the railway.	<p>Your comments are gratefully noted, but the majority of residents who responded do not want a single large site, rather a number of smaller sites.</p> <p>Southern Water indicate that providing sewerage for other sites is not a problem.</p> <p>HGV traffic minimisation could be achieved via a Traffic control order during planning, but this needs action by the Borough Council.</p>
Resident L	Policy GD1	<p>"Where appropriate defines and provides new pedestrian routes should from Church Street towards the River Test and the Silk Mill." Church St starts from the Town Centre and passes a parade of shops ending with the Handbag Shop.</p> <p>Access to the river cannot be achieved through Clark Close as the houses back onto Mr Clacy's house and tennis court (unused, but part of his garden). The same is true of Haynes, Hanson and Clark, the telephone exchange, the fire station and the garage.</p> <p>The next possible entry would be though my driveway which is shared with 14a and 17 Church St. You are then onto the Denning land and poplar plantation.</p> <p>It is unlikely that access could be achieved through there as it is gardens. You then come to the path access opposite the church. It certainly appears to me to be a rather hopeless statement.</p>	As you point out, these can only be achieved with landowners' consent, which is unlikely to be forthcoming in the immediate future. However, greater access to the River Test remains a clear aspiration of the Community.
Resident L	Policy GD2	Unless Mr and Mrs Clacy die or move on there will be no new development to the North on the mill race (of which, incidentally, the overflow drain runs under my house). Mr Clacy paid thousands of pounds in 1997 to buy the tennis court which used to be part of my house (before I bought it) to prevent future planning. At the time there may have been planning	Town Centre improvements are not being pursued in this version of the W NDP.

Response	Report Reference	Comment	WNDP response
		<p>permission for three houses on the court.</p> <p>To the south there is the GN Centre car park. It might be possible to create a path/cycle way through the flood plain but it does get very wet and would need building up. There might be scope to extend the car park to improve the parking situation. This seems to be an aspiration which might never be achieved.</p>	
Resident M	Housing and Traffic	<p>Happy with location of housing sites and also access to the site for Winchester Street plot. It would be helpful if road humps were put along The Knowlings as it is used as a "rat run" at school pick-up and drop-off times, with some drivers going too fast.</p> <p>The Industrial site off Evingar road would be fine as long as the access is from the top of Newbury road with a new road using the old rail line.</p> <p>If they have access from Evingar road it would cause chaos for the residents. On leaving the site lorries should only be allowed to turn left back towards the A34 meaning they cannot travel through the town centre, but light traffic should be allowed to turn right.</p>	<p>Your comments are noted.</p> <p>The Borough and County councils are responsible for traffic management, and neither have any plans for improving the current situation, beyond visits by parking wardens and a trial of a 20mph speed limit.</p> <p>The Plan requires the developer of the North West Whitchurch site to ensure effective access to the site. Policy HA2 sets out that:</p> <ul style="list-style-type: none"> – the developer should include measures to mitigate the impact of the development on the local road network, including the protection of the Town Centre from employment-related HGV traffic – the new access road and junction should be designed to restrict HGV traffic turning south on Evingar Road.
Resident N	Plan	<p>I may have missed it but I cannot find the author of the document, can you please let me know who wrote it.</p> <p>As this is only a draft report can you please confirm that its final content can still be influenced and how to do so.</p>	<p>The document contains input from all those who contributed to the development of the Plan. Their name can be found on the last page of the main Plan document.</p> <p>The Steering Committee will consider all comments and whether to take them into account in the final report.</p>
Resident N	Site Selection methodology	<p>The introduction says that the plan would be endorsed the community through a referendum, my understanding of the public consultation was that the residents expressed a preference for North of the Railway.</p> <p>Can you please explain who did the scoring for both systems and ask them to provide a fuller justification of the marks awarded:</p> <ol style="list-style-type: none"> a) SHLAA - the marking appears to be slightly more favourable towards Site 10 while b) Vision - is plain biased for example 	<p>The NPSC considers that its presence in the AONB would render the North of the Railway site undeliverable.</p> <p>Your comments are noted. The choices of housing and employment sites have been extensively reviewed by the Steering Committee and we are confident that the final selections meet your objections. The details of the assessment are contained in the Housing and Employment Site</p>

Response	Report Reference	Comment	WNPD response
		<ul style="list-style-type: none"> i. Not too large - Requirement has been shown to be in excess of 100,000 square ft which would make Site 10 too small & sites 11 & 12 right sized. ii. Retain a local employment base - no penalty has been applied to Site 10 for the B1 restriction. iii. Adequate parking - Site 10 is merely replacing existing parking spaces which are already inadequate before the 350 new homes are built. iv. Community Balance and character - No penalty has been applied to site 10 for B1 restriction & the statement that additional employment land is greater than needed to accommodate the proposed population increase for plot 11 has not been quantified and ignores the amount of demand for mixed industrial use that exists within the current population. 	Selection Reports and their Addendums.
Resident O	Plan	<p>I have just read the Whitchurch Pre-Submission Neighbourhood Plan 2014-2019 which seems well thought-out and considers many factors including community opinion.</p> <p>As we plan to continue living in Whitchurch for many years I and my husband took part in the consultation events and are happy to see our views and those of others sympathetically reflected. We hope that the Plan will be implemented by the 'Powers That Be'.</p>	Noted, thank you.
Employer P	Employment	<p>I have read through the supporting documentation and note that supporting facts & documentation have not been included.</p> <p>Business Survey Responses - there are emails, spreadsheets, also notes that were produced in early 2015 at neighbourhood meetings and sent to David George showing factual data for more industrial space. None of these have been included and are misrepresenting the results.</p> <p>Employment Site Selection Overview report - if the 2015 data above is included it clearly shows a need for the North of the Railway site and has the support of the public and industry.</p> <p>As shown in the 2014 & 2015 data existing Whitchurch businesses do not have a need for the small B1 units shown in the North West Whitchurch site (mixed use). There are many emails to David George asking for supporting evidence and to this day we have not received the data. Please can you supply the data to support the case for the North West Whitchurch site as the data on your website does not reflect a factual need.</p> <p>Why is there a need for a car park in the North West Whitchurch site (mixed use) as within the local plan there is a car park shown North of the Railway,</p>	<p>The Regulation 15 draft of the Plan is supported by a range of more detailed reports, which have been submitted to BDBC and will be made available to the public at www.whitchurchplan.org .</p> <p>The results from the business surveys were not thought to provide sufficiently robust evidence to support a specific space requirement. However, the results of the Business Survey will be included with the supporting documentation for the Regulation 15 draft of the Plan, and will be made available to the public at www.whitchurchplan.org.</p> <p>Whilst an employment site North of the Railway was populated in the October 2014 consultation, the Plan also needs to take account of the deliverability of the site. The available evidence, summarised in Chapter 10 of the Plan, suggests that development of the site would be strongly opposed by important stakeholders because it lies</p>

Response	Report Reference	Comment	WNDP response
		<p>which will reduce traffic flow within Station, Lower & Upper Evingar Roads? Housing Site Selection Overview Report. This was discussed in great detail at Neighbourhood committee meetings and the original data that was surveyed does not reflect what you have published. These need to be included to give a true representation of the facts. If the data that you have shown was marked out of 6 rather than 3 how would that reflect against the final results?</p>	<p>within an Area of Outstanding Natural Beauty. The latest proposals for the North West Whitchurch site, made on behalf of the landowner, include B1 and B2 units of a range of sizes. The car park North of the Railway was included in the last BDBC Local plan and was not delivered. It is therefore possible that it will not be delivered in during the current BDBC Local Plan. There is evidence that additional parking to close to the railway station is required, and therefore the Plan supports the provision of parking on the North West Whitchurch site, whilst supporting the retention of the BDBC Local Plan policy regarding station car parking North of the Railway. Circumstances have changed during the development of the Plan, including:</p> <ul style="list-style-type: none"> - BDBC's Adopted Local Plan changes the number of houses to be allocated by the Town Council - Approval was granted by BDBC for the building of 34 homes on the allotments at North West Whitchurch - There have been comments by residents and other stakeholders that required action in respect of the draft Plan submitted in December 2015 <p>These developments required the Steering Committee to re-assess the Housing Site Selection to arrive at the current plan. This process has been described in an addendum to the original and all relevant evidence will be provided as part of the Regulation 15 draft of the Plan.</p>
Resident Q	Plan, Objectives and Policies	<ol style="list-style-type: none"> 1) I am very impressed with the professionalism and detail of this Plan. It appears that the excellent public consultations have been well observed and the comments adhered to where possible, evidenced by 6.3 The Objectives O1-O18. 2) I approve of all the WNP Policies cited in the document. 3) I approve of the chosen sites for housing development. All of them are 	<ol style="list-style-type: none"> 1) Noted, thank you. 2) Noted. 3) A small part of the reserve housing site (Whitchurch Car Centre) in the Plan lies within Flood Zone 2, as noted in Chapter 2 of the Plan. We believe that unlikely to affect the

Response	Report Reference	Comment	W NDP response
		<p>outside the flood area with the exception of the Car Centre in Winchester Road. There is a recurring groundwater flooding problem on Winchester Road at the entrance to the Car Centre and I hope this will be taken into consideration if this development is progressed.</p> <p>4) Excellent work!</p>	<p>viability of the site, but any development will need to make suitable provision for this risk.</p> <p>4) Noted, thank you.</p>
Resident R		<p>Please pass on my congratulations and thanks to all those involved in the Draft Neighbourhood Plan, it clearly represents hours of voluntary work on our (the town's) behalf.</p> <p>I have however spotted a couple of inaccuracies relating to the history of the Silk Mill, perhaps you could pass this on to the team please ... Pg 9 C4 the author appears to have used out of date documents held by HBPT. More recent research corrects some earlier misconceptions. The construction of the Mill is likely to have commenced in the late spring of 1813 and was completed in 1815. The site was intended as an early 19th century multi purpose industrial site in line with the Hayter family's trades, incorporating a foundry, carpentry & joinery business, brush making facility, and probably sawmill (Hampshire Chronicle, 25th Sept 1815).</p> <p>The site may not have been fully operational as shortly after completion of the main building, William Hayter was declared bankrupt (London Gazette issue 17063 19th Sept 1815). Work began (probably 1817) to convert the site to a Throwing Mill for the preparation of silk thread and this was operational certainly by 1820 (Morning Chronicle 26th Feb 1820).</p>	<p>Noted, thank you.</p> <p>Thank you for your comments regarding the History of the Silk Mill; these have been passed on to those who authored the History and Archaeological Report.</p>
Resident S	Dances Lane site	Ref Police Station. Plans for development? Why housing, considering the transport (buses) and parking problems in town. Ideal site for commercial development.	The landowners have not offered the site for commercial development, only for housing.
Resident T		Very glad to see the developments are generally small scale and well integrated into the town.	Noted.

Appendix B Comments and WNDP responses from the July 2016 communication and the pre-Regulation 15 consultation

Statutory Consultees

Consultee	Report reference	Comment	WNDP response
BDBC	Policy CS1	It is recommended that a map be included within the WNDP specifying where the tunnels are located rather than the use of OS grid references in the policy.	NPSC believes that OS grid references are sufficiently precise and unambiguous.
BDBC	General policy writing considerations	A limited number of policies still contain unclear statements, such as 'planning permission will generally be consented...'. The positive statement at the start of a policy should be definitive and hence it is recommended that words such as 'generally' are removed in order to ensure that the policies are clear and positive.	WNDP Policies have been revised to take account of this and other comments.
BDBC	Policy HD1	<p>This policy has been amended in light of the comments made by the LPA at Regulation 14 stage. The policy does still seek to cover a wide range of issues. However, the changes made to the structure of the policy are welcomed and it is considered that the amendments have made the policy more coherent.</p> <p>However, the policy does not appear to have responded to the changes which have been made to the PPG in relation to the thresholds for when affordable housing requirements can be imposed. Therefore, it is recommended that the policy is amended in order to incorporate the re-imposed affordable housing threshold: http://planningguidance.communities.gov.uk/blog/guidance/planning-obligations/planning-obligations-guidance/</p> <p>While clause a) does accord with policy CN1 in the ALP, it should be stressed that CN1 pre-dates the re-imposition of the clause in the PPG concerning affordable housing thresholds. If the policy is not amended in order to bring it into line with the PPG then the LPA considers that it is likely that the Independent Examiner will recommend an amendment to the WNDP in order to incorporate the PPG requirement in relation to thresholds.</p> <p>The policy contains a flexible clause in relation to housing mix. This is similar to policy CN3 in the ALP and whilst the LPA has no objection to the clause, it is questioned whether it adds anything to the existing policy framework in relation to housing mix issues. If there are any locally specific housing mix requirements, such as a need for smaller units, then it may be advisable to make the policy more specific in this regard, or at least set this out clearly in supporting text so that it can inform future negotiations on a site by site basis, especially as the WNDP provides an important opportunity for addressing locally specific issues.</p> <p>The policy is now more specific in terms of how to meet the requirements in terms of addressing the local need for older person's accommodation i.e. it is now specified that this can be through the provision of</p>	<p>Policies HD1 and HD2 (formerly HD3) have been amended following feedback from, and discussions with, BDBC, including the Borough Housing department.</p>

Consultee	Report reference	Comment	WNDP response
		<p>bungalows or other housing designed for the needs of elderly or infirm residents.</p> <p>However, the amount of such accommodation which is required has not been specified, which reduces the level of clarity and will make implementation of this requirement more difficult.</p>	
BDBC	Policy HD2	<p>Following consultation with the council's Housing Department, the LPA has previously raised significant concerns regarding this policy. It is noted that amendments have been made to the policy in light of the comments provided at Regulation 14 stage. The policy now only applies:</p> <p>"Where owners of land offer, to Registered Providers, plots in the parish of Whitchurch at a valuation below that of the market price for residential land, and where such plots are intended exclusively for affordable housing to be developed for social rented, affordable rented, shared equity homes, other low cost homes for sale and intermediate rent, or starter homes."</p> <p>Therefore, the LPA is interpreting this policy as not applying to market housing schemes, and only applying to sites such as rural exceptions housing sites where land is provided at a price below market value and where 100% of the scheme is for affordable housing. Consequently, this means that the scope of applicability for this policy is likely to be limited.</p> <p>The council's Housing Department does not consider that local connection policies should be imposed through planning policies, and that this issue should be addressed by means of the council's Housing Allocation Policy, which in any case prioritises affordable housing for those with a local connection. Given that the local connection policy was removed in relation to the Oakley and Deane Neighbourhood Plan, and amended in the case of the Bramley Neighbourhood Plan, the LPA remains concerned about this policy and considers that there is the potential that this will be removed or amended significantly by the independent examiner.</p> <p>This policy could also have the effect of hampering the provision of affordable housing in some instances, for example, on the grounds that applying such restrictions to properties may make it difficult for prospective purchasers who need to raise mortgages for shared equity accommodation. In the previous comments made by the LPA, concerns were also expressed regarding the clarity of this policy. In particular, it is not clear what is encompassed by the term "all reasonable efforts" in the second paragraph of the policy. It does not appear that this concern has been addressed.</p> <p>It is noted that the policy is also intended to apply to starter homes. However, the PPG makes no reference to being able to restrict the occupation of starter homes in such a manner.</p>	<p>Policies HD1 and HD2 (formerly HD3) have been amended following feedback from, and discussions with, BDBC, including the Borough Housing department.</p>
BDBC	Housing Site Assessment Addendum	<p>This is an important part of the evidence base in support of the WNDP and the amendments which have been made. It also underpins what in many respects constitutes the most significant change to the plan following on from the previous public consultation.</p> <p>It is helpful that this addendum has been produced in order to explain the background to the changes, and in order to justify the site selection decisions which have been made. However, it is recommended that more detail is provided concerning why the North-West of Whitchurch site is now the allocated site, as currently a lot of evidence underpinning this decision appears to be only referred to very briefly.</p> <p>Concerning some more detailed points, the addendum document makes reference to a shortfall of 60 units,</p>	<p>The Housing Site Assessment Addendum has been revised to take account of this and other comments.</p>

Consultee	Report reference	Comment	W NDP response
		<p>but then goes on to make reference to a need for 50 additional units. Therefore, it may be that these figures require clarification in places. The Addendum also reviews the various options, and then narrows this down to just 2 sites. It is recommended that more clarification is provided in terms of how it was determined that these were the 2 sites from which the final selection should be made. Similarly, it is recommended that more detail is provided regarding the 'careful consideration' which has underpinned the site selection decision (section 12 of the Addendum).</p> <p>In addition, it is stated in the Addendum that certain benefits flowed from the allocation of the North-West Whitchurch site vis-à-vis the Bere Hill site, and it would seem necessary to explain whether those benefits were also potentially deliverable in relation to the Bere Hill site. This is alluded to in the Employment Site Selection Addendum, but it is recommended that this is also integrated into this document as the issues appear interlinked.</p> <p>In addition, it is recommended that the site assessment and selection analysis is linked back in a more extensive way to the Sustainability Appraisal/Strategic Environmental Impact Assessment. It is considered that it would increase the robustness of the assessment if both sites were assessed against the sustainability criteria and this was then integrated into the selection decision.</p>	
BDBC	Policy ES1 (formerly ES4)	This policy has been amended in light of the comments made by the LPA at Regulation 14 stage. The LPA welcomes the efforts made to address the concerns previously raised and the amendments are considered to have improved this policy. In particular it is noted that the policy no longer focuses purely on industrial businesses and now also has regard to the previously identified need for start-up businesses. The policy now also incorporates more criteria, as previously suggested, which should facilitate the provision of greater protection to the character of the area. The title of the policy has also been amended in order to clarify the application and interpretation of the policy i.e. it has now been clarified that the policy only applies within the Settlement Boundary.	Noted.
BDBC	Policy ES2 (formerly ES3)	This policy has been amended in light of the comments made by the LPA at Regulation 14 stage. The LPA welcomes the efforts made to address the concerns raised, and the amendments are considered to have improved this policy. The policy is now more flexible and consistent with the ALP policies. The additional supporting text will also assist with the interpretation of the policy. It is noted that this policy is more wide-reaching than most employment protection policies (i.e. it goes well beyond simply protecting B use classes), but in light of paragraph 10.22 this appears to reflect the evidence available regarding the wishes of the local community.	Noted.
BDBC	Policy ES3 (formerly ES6)	The LPA has previously expressed concerns about this policy in terms of its implementation and the potential for it to form the basis for planning conditions which meet the guidance set out in the NPPF/PPG, in particular concerning enforceability. However, it is noted that the policy now specifies that a Transport Statement and Traffic Management Plan will only be required where significant amounts of traffic are generated, which improves the compatibility of this policy with national level planning policy and guidance (e.g. paragraph 32 of the NPPF). The policy also contains more clarity in terms of how its requirements can be met, which will aid with the imposition of appropriate planning conditions.	Noted.
BDBC	Policy ES4	This policy has been amended in response to the concerns previously expressed by the LPA. These	Noted.

Consultee	Report reference	Comment	W NDP response
	(formerly ES5)	changes are welcomed and are considered to have improved the clarity of this policy, with the wording and structure of the policy now considered to be more coherent. In addition, the policy is considered to be supportive of the rural economy in a manner which is consistent with the requirements of paragraph 28 of the NPPF.	
BDBC	Policy GD1	This policy is considered to be effective in terms of ensuring that locally distinctive design issues are given proper consideration when determining planning applications, and is considered to be consistent with the goals of policy EM10 of the ALP and section 7 of the NPPF. The LPA has previously raised concerns about the detailed wording of some of the clauses within this policy (at Regulation 14 stage). However, it is considered that in light of the amendments to the wording, and when seen in conjunction with the wider policy framework provided by the ALP, NPPF and PPG, these concerns are not regarded as significant.	Noted.
BDBC	Policy GD2	This policy has been amended along the lines recommended in the LPA comments at Regulation 14 stage. These alterations are welcomed and it is considered that these changes sufficiently address the concerns previously raised.	Noted.
BDBC	Policy GD3	The LPA has previously raised concern that the policy was overly limited by referring only to 'community assets'. The wording has now been amended to state 'community asset or facility', which is considered to broaden the scope of the policy sufficiently in order to ensure that an appropriate range of community facilities and services are protected. It is recommended that the supporting text makes reference to the community assets and facilities which the policy is seeking to protect. As has been previously raised by the LPA, the NPSC may wish to consider whether this policy adds anything to the policy framework set out in the ALP (policies CN7 and CN8) and NPPF concerning community facilities. It is also queried how this policy will related to policy LD1. The LPA has also previously questioned whether it is necessary for all changes to a community facility to be able to demonstrate that they will enhance its viability or community value.	Policy GD3 of the W NDP has been revised to take account of this and other comments.
BDBC	Policy GD4	This policy has been amended and restructured in response to the LPA comments made at Regulation 14 state. It is considered that these amendments are successful and are welcomed.	Noted.
BDBC	Policy GD5	This policy has been amended in light of the comments made by the LPA at Regulation 14 stage. The planning policy team welcomes the efforts made to address the concerns previously raised. The title of the policy has now been amended in order to reflect the scope of the policy itself and the references to the ALP have been removed. The LPA has previous queried the strict approach taken to A2 uses, and considers that the NPSC should ensure that they have sufficient evidence in order to justify focusing on restricting that particular use class.	Policy GD5 of the W NDP has been revised to take account of this and other comments.
BDBC	Policy GD6	This policy has been amended in light of the comments made by the LPA at Regulation 14 stage, and following subsequent discussions between the NPS and the LPA. The LPA welcomes the efforts made to address the concerns previously raised and the amendments are considered to have improved this policy.	Noted.

Consultee	Report reference	Comment	W NDP response
BDBC	Policy GD8	This policy is largely unchanged when compared to the previous version, though it is noted that the reference to ALP policy has been removed. Some additional supporting text has been provided in order to address the point made in the LPA comments at Regulation 14 stage concerning clarification regarding what is encompassed by the policy.	Noted.
BDBC	Policy HA1	In the previous LPA comments concerns were raised about the capacity of the site to accommodate 15 units. However, the reference to 'approximately' in the policy will allow for some flexibility and the plan as a whole contains a contingency, which would be able to absorb any shortfall at this site.	Noted.
BDBC	Policy HA2	<p>This policy provides a means of reconciling the local requirements for both housing and employment land, whilst also providing a means of delivering development on this site.</p> <p>There is some imprecision in the wording, as the title refers to "up to 94 units and approximately 3200 m² of business development", whereas the made body of the policy refers to "up to 4000 m² of business development". This needs to be clarified in order to ensure that the policy can be interpreted with certainty.</p> <p>It is recommended that an explanation and evidence is provided concerning why a car park for specifically 70 spaces is required (clause 13 in the policy). In relation to paragraph 11.40, it may also be advisable to ensure that the landowner is willing to accept the stipulations set out in the policy clauses, and if they are, include reference to that in para 11.40.</p> <p>It is presumed that the NPSC has clarified with the landowner that all of the development proposed can be satisfactorily accommodated on the land allocated. It addition, it is presumed that the public car park proposed can be adequately delivered, managed and maintained.</p> <p>On a point of detail, the policy makes reference to accessible and adaptable buildings, as per Building Regulations Approved Document M Volume 1, 2015 edition. However, the ALP refers to M4(2) of the Building Regulations 2015 or any subsequent government standard. Therefore, it is recommended that the clause is amended in order to bring it into line with the ALP policy, unless there are any particular alternative requirements the NPSC are seeking to achieve via this slightly different policy wording. In addition, in light of the government's goals of increasing the level of self- build housing, could the policy make provision for a percentage of self-build units (e.g. 10%)? In this regard there are currently 24 people on the council's self-build register who have indicated an interest to live in Whitchurch. If the NPSC is willing to pursue this option, it is probably advisable to ensure that the landowner is willing to accept such a requirement, and clarify that this will not undermine the viability of the development of the site.</p>	Policy HA2 of the W NDP has been revised to take account of this and other comments.
BDBC	Policy HA3	<p>The LPA raised concerns at Regulation 14 stage in relation to the capacity of this site, specifically in terms of whether it was realistic to expect that the site could accommodate 10 units, as this would give rise to a fairly high density scheme. It is queried whether any additional evidence has been collected in order to address this concern. This is especially pertinent as paragraph 11.29 states that the site is potentially not able to accommodate as much development as previously envisaged. If the site cannot provide for 10 units then it could not be counted against the policy SS5 (ALP) requirements.</p> <p>This policy does not contain clear parameters for when the reserve site could be released. The only reference to situations where the site would be released is paragraph 11.29 and it is queried whether this is sufficiently clear and detailed in order to provide the necessary clarification for when this site could be</p>	In response to these comments, the Car Centre has now been allocated as a reserve site and is likely to be allocated for higher density dwellings.

Consultee	Report reference	Comment	WNDP response
		developed.	
BDBC	Policy HA4	Even though this site now has planning permission it is considered logical to retain the allocation, in the event that a situation may arise whereby the consent lapses or a revised application is submitted. The LPA did previously express concerns regarding certain aspects of this policy, but these have been addressed through the course of the now approved planning application for the development allocated.	Noted.
BDBC	Policy IP1	This is a new policy which converts the supporting text from the Regulation 14 version, para 9.3.2, into a policy. This policy will help improve the sustainable development credentials of the Plan, which in turns improves the likelihood of compliance with that part of the basic conditions.	Noted.
BDBC	Policy IP2 (formerly ES2)	It is noted that the first sentence has been removed from the policy as previously proposed, and some additional supporting text added in order to provide clarification regarding how to interpret the policy, both of which are considered beneficial. The LPA is aware that a similar policy has been found to meet the basic conditions elsewhere (Woodcote Neighbourhood Plan).	Noted.
BDBC	Policy IP3 (formerly IP1)	<p>This policy has been amended in light of the comments made by the LPA at Regulation 14 stage. The LPA welcomes the efforts made to address the concerns previously raised, and the amendments are considered to have improved this policy.</p> <p>The policy makes reference to “subject to other policies in the development plan”. However, all proposals will need to be judged against all relevant policies. Therefore, it is recommended that this reference is removed.</p> <p>One sentence within the policy requires clarification:</p> <p>“Proposals for new developments must identify deliver any off-site infrastructure needed to connect to the nearest point of capacity, determined by Southern Water in the sewerage system.”</p> <p>It may be that the wording should be: “must identify and deliver...”?</p> <p>Southern Water will have an opportunity to comment on this latest version of the WNP, and any comments they make will need to be considered by the NPSC when deciding whether any amendments are required in light of this consultation process.</p>	Policy IP3 has been revised to take account of this and other comments.
BDBC	Policy LD1	<p>Amendments have been made to this policy in accordance with guidance provide by the LPA at Regulation 14 stage (for example, the incorporation of greater flexibility) and these amendments are welcomed. In addition, the inclusion of the map showing the existing open spaces is helpful and will assist with the implementation of the policy. Clarification has also now been provided regarding how connections between open spaces can be achieved, which will provide greater clarity in relation to implementation of this policy.</p> <p>The last paragraph would benefit from some additional wording such as ‘developments should connect new open spaces.....where possible’. This would provide the policy with greater clarity and aid in its implementation.</p>	Policy LD1 has been revised to take account of this and other comments.
BDBC	Policy LD1	By way of a general comment, it should be noted that the map used in this policy, and maps used elsewhere, will need to be digitised in due course. The LPA can assist with this task, utilising GIS software.	Noted.

Consultee	Report reference	Comment	W NDP response
BDBC	Policy LD2	<p>Amendments have been made to this policy in response to the LPA comments at Regulation 14 stage and following subsequent discussions between the LPA and the Neighbourhood Plan Steering Committee (NPSC). These amendments (which remove repetition of ALP requirements in relation to Green Infrastructure) are welcomed.</p> <p>The remaining part of the policy relates to protecting residential garden land. The LPA provided comments on this policy at Regulation 14 stage, and amendments have been made in response to those comments, including the incorporation of some flexibility. These amendments are welcomed, and are considered to overcome the concerns previously raised. However, it is considered that clause 2) is not strictly necessary, as proposals will need to be assessed against the other policies in the Plan regardless of the inclusion of this clause, as is now clearly stated at the bottom of each page in the WNP.</p>	Policy LD2 has been revised to take account of this and other comments.
BDBC	Policy LD3	<p>Whilst the goals of the policy are supported, as has been previously stated in the LPA comments at Regulation 14 stage, it is considered necessary to incorporate some flexibility where the loss of trees and vegetation will be permitted in certain circumstances. The policy should include a clear principle, namely that development proposals should ensure that existing trees, hedgerows etc. are retained wherever possible, but then also set out a series of parameters where it may be possible to justify the loss of existing vegetation in certain circumstances and subject to certain mitigation/remediation measures. The policy also amalgamates different policy requirements within one paragraph and would benefit from a clearer structure. The reference to seeking to support additional tree planting adjacent to the public realm is supported.</p>	Policy LD3 has been revised to take account of this and other comments.
BDBC	Policy TR1	<p>This policy has been amended significantly in light of the comments made by the LPA at Regulation 14 stage. The planning policy team welcomes the amendments which have been made in order to address the concerns previously raised. The policy is now more flexible and reasonable when compared with the previous version. It is also noted that the supporting text and diagrams have been condensed. As a result it is considered that this section is much more focused, with a clearer and more accessible presentation of the findings of the extensive analysis which has been undertaken.</p>	Noted.
BDBC	Employment Site Selection Addendum	<p>As with the Housing Site Assessment Addendum this is an important part of the evidence base underpinning the amendments which have been made to the plan, and consequently this needs to be thorough and robust. The reappraisal of the sites against the scoring system is welcomed, as is the integration of parts of the assessment with the Sustainability Appraisal.</p> <p>However, it is recommended that this document is made more detailed and extensive. For example, it is recommended that more detail is provided concerning the updated scores, as Table 2a and 3 do not appear to provide much in the way of information or explanation in relation to this issue. In addition, it is recommended that more detailed evidence is set out in relation to the Sustainability Appraisal. More specifically, it is recommended that the relevant sites are assessed against the sustainability criteria, and that this is then considered in detail in relation to the reappraised scoring when explaining the final decision which has been made in light of the evidence available.</p>	The Employment chapter, and associated policies of the W NDP, have been revised to take account of this and other comments.
BDBC	Site Allocations	<p>This section of the WNP has been amended in order to reflect the changes to the allocations pertaining to the latest version. This includes a fairly detailed, yet concise appraisal of the issues flowing from the Regulation 14 version, and a concurrent explanation regarding the rationale for the new allocations. This</p>	Extra detail, including information from the

Consultee	Report reference	Comment	WNDP response
		section is considered to be helpful in terms of explaining the basis for the allocations in the latest version. However, it is recommended that more evidence is provided in the site selection addendum documents in order to underpin the decision-making process. It is also recommended that the Sustainability Appraisal is integrated into the explanation regarding the selection process.	Sustainability Appraisal, has been included in the Employment Site Addendum.
BDBC	Policy CP1	It is noted that this policy has been amended in accordance with the suggested amendments proposed by the LPA at Regulation 14 stage. These changes are welcomed.	Noted.
Environment Agency	Policy HA6	We note that you propose to allocate a number of sites for development. We note that policy HA3 proposes to allocate the Whitchurch Car Centre as a reserve site for approximately 10 dwellings. We note that part of that site is in flood zones 2 and 3, and also that the site is within Source Protection Zones 1, 2 and 3. Policy EM7 of the recently adopted Basingstoke and Deane Local Plan is clear that "Development within areas of flood risk from any source of flooding, will only be acceptable if it is clearly demonstrated that it is appropriate at that location, and that there are no suitable available alternative sites at a lower flood risk". This policy echoes the requirements of the NPPF and NPPG which both state that the sequential approach should be applied, and that development should be located in areas at lowest risk of flooding (flood zone 1), and that areas at higher risk should be avoided. We would expect the plan to be supported by a robust sequential test to justify any proposed allocation of land in an area at risk of flooding.	The report has included additional text to recognise this. Only a small part of the reserve site is in flood zone 2.
Environment Agency	Policy IP3	We welcome policy IP3 which takes account of sewerage capacity issues, and seeks to avoid adverse impacts on flood risk and water quality in the River Test.	Noted.
Hampshire County Council (Minerals and Waste)	2.17, 2.18 Minerals and Waste	It is noted that minerals are specifically mentioned and that consideration has been given to ensuring the sewage works and future housing are compatible. However the following two minor alterations are proposed: 2.17 The SPD WAS adopted in 2016 2.18 delete There are no.....up to Superficial mineral deposits	2.17 accepted and change made. 2.18 none have been identified for the sites considered.
Southern Water	4.4 Biodiversity p23	Southern Water understand Whitchurch Parish Council's desire to protect the River Test SSSI from increased levels of phosphates and nitrates, however this falls within the remit of the relevant agencies, such as the Environment Agency, to monitor and control. Southern Water operates the Whitchurch Wastewater Treatment Works (WTTWs) within the parameters of an environmental permit issued by the Environment Agency. This permit stipulates the maximum flow that the company is permitted to release, and the treatment standards that must be met. Looking ahead to include the proposed levels of housing development in the Whitchurch Neighbourhood Plan, these standards will continue to be met in future. Therefore, we suggest the following amended wording is used: 4.4 The designated SSSIs are key resources to support biodiversity in the area. Water quality has been assessed as "unfavourable, no change". Whitchurch Wastewater Treatment Works operates in accordance with its permit issued by the Environment Agency to ensure that there is not a significant adverse impact on	The latest survey of water quality in the SSSIs rates it as poor. While we fully understand that SW operate within the Environment Agency's limits, this may not be enough to ensure increased water quality. The increase in phosphates and nitrates due to

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		the receiving waters.	development may not be ameliorated in in winter by soakaways alone. We see no reason to change the text, particularly as it has been supported by the Environment Agency.
Southern Water	9.3 Utilities	<p>The above section indicates that the sewerage system is a partial constraint to development north of the River Test. However, this is not the case as Southern Water has a statutory duty to serve new development. As such, when assessment reveals that capacity in the local sewerage or water distribution networks may be limited to serve a particular proposed development, the provision of additional infrastructure can provide more capacity.</p> <p>Where a housing development site assessment reveals that additional capacity may be needed, Southern Water will request policy provision for that site to include a requirement for 'A connection to the local sewerage or water distribution networks at the nearest point of adequate capacity'.</p> <p>This will help to ensure that new development would not have a detrimental effect on the existing drainage network, and is the mechanism by which the development could provide the infrastructure necessary to serve it.</p> <p>Therefore, we suggest the following amendments to paragraph 9.3:</p> <p>None of the utilities were considered to be an overriding constraint on the allocations made in the WNP.</p>	While we understand it is SW's responsibility to consider delivery of sewerage infrastructure, the deliverability of a proposed site is within the remit of the WNP. Therefore information on the likely solution would aid the WNP in forming its conclusions. Despite a request, no relevant information was supplied and the WNP made its considerations with the information available.
Southern Water	Policy GD3	<p>Southern Water understands the desire to protect community facilities and assets. However, whilst we have assumed these facilities constitute those listed in paragraphs 2.6 to 2.9 on page 10 of the Plan, we feel it may be necessary for the parish council to support this with a map that clearly identifies, and distinguishes Assets and Facilities, in order to ascertain whether the designation of sites might create a barrier to utility providers from delivering essential infrastructure required to serve existing and planned development.</p> <p>Southern Water considers that should the need arise, the provision of essential wastewater or sewerage infrastructure (e.g. a new pumping station) required to serve new and existing customers or meet stricter</p>	The WNP believes that the normal planning process is fully capable of balancing infrastructure needs with the policies of the WNP and

Consultee	Report reference	Comment	WNDP response
		<p>environmental standards, would constitute special circumstances whereby our development should be allowed. There are limited options available with regard to location, as the infrastructure would need to connect into our existing networks. The National Planning Practice Guidance (NPPG) recognises this scenario and states that 'it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered'.</p> <p>To ensure consistency with the NPPF, we propose the following amended wording to policy GD3: Unless it can be clearly demonstrated that the operation of the asset/facility, or the ongoing delivery of the community value of the asset/facility, is no longer financially viable, proposals that result in either the loss of the asset/facility or in significant harm to the community value of an asset/facility will not be permitted, unless the development is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.</p>	<p>therefore needs no such amendment.</p>
Southern Water	Policy IP3	<p>We are pleased to note that Whitchurch Parish Council have made amendments to this section in accordance with some of our previous representations relating to drainage. However Section 9.8 identifies possible engineering solutions, when Southern Water previously commented that a precise solution would need to be considered on the basis of the scale and location of individual development proposals as and when they come forward. We would not wish any particular solution to be prejudiced by its inclusion within the WNP and regard the 'considerable disruption' mentioned in the final paragraph would in fact relate to construction works and as such constitute a 'temporary disruption', which in any case is not a planning consideration.</p> <p>We would therefore recommend the deletion of the final two sentences of Section 9.8. Wastewater Treatment (Whitchurch Wastewater Treatment Works)</p> <p>As set out in our representation on Paragraph 4.4, Southern Water treats wastewater arising from existing and new development at the local Wastewater Treatment Works (WTW) in accordance with an environmental permit. This permit stipulates the maximum flow that the company is permitted to release and the treatment standards that must be met. The parameters of the permit protect the quality of water in the River Test in line with the Environment Agency's water quality objectives. Contrary to the proposal in Policy IP3, it is not necessary for developers to consider the impact on the WTW as this will be dealt with by the water industry's regulatory process, which is well-established.</p> <p>Furthermore, with regard to the final sentence in Policy IP3, where any work is required to be carried out on Southern Water's infrastructure, it is not reasonable to expect it to be 'located [...] to minimise the impact of implementation on the Town' where there may be a need to work on or connect to existing networks. Any construction work would as a matter of course aim to minimise its impact as much as possible and would in any case be temporary in nature, and therefore not a matter for inclusion in planning policy. We therefore would recommend the deletion of this final sentence.</p> <p>For the sake of clarity we propose the following amendments to section 9.8 and WNP Policy IP3:</p> <p>9.8 Recent local experience of emergency measures needed to avoid overflow of the sewerage system as it passes south of the Test during heavy rainfall reinforces the fact that the sewerage system in the town is</p>	<p>Since Southern Water state that "any construction would as a matter of course aim to minimise its impact as much as possible", they cannot claim that the final sentence in IP3 is unreasonable.</p> <p>Furthermore, it is reasonable for the WNDP to aim to coordinate the impact upon the town of development. SW identified editorial errors that have been corrected.</p>

Consultee	Report reference	Comment	WNDP response
		<p>not designed to take water which should be dealt with by appropriate land drainage. However the WNP suspects improvements in land drainage may not be immediate. Correspondence with Southern Water emphasises their requested change of policy wording to the Local Plan, where they ask that new connections be made to the 'nearest point with capacity' and that the location of that point be determined by Southern Water. Suitable changes to this effect were made in the Local Plan. Precise sewerage solutions will need to be considered when development proposals come forward. Any development north of the River Test may require storage tanks and pumping stations to a separate sewer across or under the Test to avoid over- stretching the existing system, before the sewage is pumped to the Water Treatment Works. The alternative may be to upgrade the current sewers through the Town which would cause considerable disruption.</p> <p>WNP Policy IP3:</p> <p>In particular the impact of the development upon the sewerage system and treatment works including flood risk which could adversely the impact of effluent upon the quality of water in the River Test shall be considered. Proposals for new developments must identify deliver any off-site infrastructure needed to connect to the nearest point of capacity, determined by Southern Water in the sewerage system. This off-site infrastructure, which would need to be provided by the development, must be identified in terms of scope and potential impact on the Town Centre and SSSI as part of the design statement supporting development proposals. Any new or replacement infrastructure shall be located, designed and constructed to minimise the impact of implementation on the town businesses and traffic using the Town.</p>	
Southern Water	Policy LD1	<p>Southern Water understands the desire to protect community facilities and open spaces. However, we cannot support the current wording of the above policy as it could create a barrier to utility providers, such as Southern Water, from delivering its essential infrastructure required to serve existing and planned development.</p> <p>Southern Water considers that should the need arise, the provision of essential wastewater or sewerage infrastructure (e.g. a new pumping station) required to serve new and existing customers or meet stricter environmental standards, would constitute special circumstances whereby our development should be allowed. There are limited options available with regard to location, as the infrastructure would need to connect into existing networks. The National Planning Practice Guidance (NPPG) recognises this scenario and states that 'it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered'.</p> <p>To meet basic conditions necessary for a NDP, we propose the following amended wording to policy LD1:</p> <p>Community, Leisure and Cultural facilities and the open spaces as shown in Figure 7.2 will be protected and retained unless the development is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.</p>	The WNP believes that the normal planning process is fully capable of balancing infrastructure needs with the policies of the WNP and therefore needs no such amendment, particularly as Southern Water has pointed out, infrastructure needs are recognised by the NPPG.
Southern Water	Policy HA2	In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of the above proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the	WNDP policy P3 says, "Proposals for new developments

Consultee	Report reference	Comment	WNDP response
		<p>proposal. A connection to the local sewerage system at the nearest point of adequate capacity is the mechanism by which the development could provide the infrastructure necessary to serve it.</p> <p>There is a risk that the necessary local sewerage infrastructure will not be delivered in time to service the proposed development, unless delivery is supported by planning policies and subsequently in planning conditions. This is endorsed by the core planning principles identified in the NPPF, notably to: 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs' and ensure that plans 'provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency'. Our approach is also supported by paragraph 21 of the NPPF, which requires that planning policies should recognise and seek to address any lack of infrastructure. The NPPG specifies that 'Adequate water and wastewater infrastructure is needed to support sustainable development'.</p> <p>It is usual for policies that allocate housing sites to identify the development principles, which would mirror the approach taken in the Basingstoke and Deane Local Plan.</p> <p>Our assessment also reveals that Southern Water's mains water infrastructure crosses under the site. This existing infrastructure needs to be taken into account when designing the proposed development.</p> <p>Accordingly, to ensure consistency with the NPPF, NPPG and Basingstoke and Deane Local Plan, we propose the following amended wording to WNP Policy HA3:</p> <p>This site shall provide a development which will:</p> <p>16) Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.</p> <p>17) Future access to the existing water distribution infrastructure is provided for maintenance and upsizing purposes.</p>	<p>must identify and deliver any off-site infrastructure needed to connect to the nearest point of capacity, determined by Southern Water in the sewerage system."</p> <p>We consider future access and upsizing to be beyond the scope of the WNDP.</p>
Southern Water	Policy HA4	<p>We welcome the recognition given to the proximity to Whitchurch Wastewater Treatment Works (WTWs). Southern Water endeavours to operate its sewage and sludge treatment works efficiently and in accordance with best practice to prevent pollution. However, unpleasant odours inevitably arise as a result of the treatment processes that occur. New development must be adequately separated from WTWs to safeguard the amenity of future occupiers. This approach is endorsed by paragraph 109 of the NPPF that requires the planning system to prevent new development from being put at unacceptable risk from, or being adversely affected, by unacceptable pollution. Annex 2 of the NPPF establishes that pollution includes odour and noise.</p> <p>Therefore, development that is sensitive to odour, such as proposed housing and amenity areas, should only be permitted if the distance to the works is sufficient to allow adequate odour dispersion. We would expect an assessment to be undertaken to demonstrate this separation and that there would not be a detrimental impact on amenity by reason of odour. Consequently, we suggest amended wording to the above policy to require this physical separation rather than relying on mitigation measures which may not be possible to deliver. Our assessment also reveals that there is an existing foul sewer under the site. This existing infrastructure needs to be taken into account when designing the proposed development.</p>	<p>This site has now been the subject of outline and detailed planning application and Southern Water have had the opportunity to comment on these proposals and to agree specific conditions which will apply.</p>

Consultee	Report reference	Comment	WNDP response
		<p>Accordingly, to ensure consistency with the NPPF, NPPG and emerging Basingstoke and Deane Local Plan, we propose the following amended wording to WNP Policy HA4:</p> <p>This site shall provide a development which will:</p> <ol style="list-style-type: none"> 13. In the light of the nearby sewage treatment works, ensure that acceptable odour standards can be met within homes and amenity areas through the preparation of a comprehensive mitigation assessment/strategy (to be agreed with the service provider) to inform layout decisions. 14. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider. 15. Future access to the existing sewerage infrastructure is provided for maintenance and upsizing purposes. 	

Whitchurch Residents and Business Owners

Response	Report Reference	Comment	WNDP response
Resident C	E of Knowlings	<p>Poster 8, does not include the East of the Knowlings site. According to NPSC minutes discussions were held with St Cross and Zurich. Why were discussions not held with BDBC, the owners of this site?</p> <p>This site is a Category 1 site in the Evidence base for BDBC Local Plan. It has been accepted as a residential site when identified as a rural exception site.</p>	<p>Meetings were held with BDBC who decided not to proceed to promote this site at the present time. Please also see the response to a similar comment by Resident D.</p>
Resident C		<p>Minutes of the NPSC meeting of 24 February 2016, confirmed that for the East of the Knowlings site" there was clear wish to avoid further development on this site as was felt would not be supported at referendum." This is an inappropriate decision not in keeping with Neighbourhood Plan guidelines.</p> <p>Poster 14, refers to policies in relation to Public Open Spaces. There is not a key to the alphabetical annotation, but the sites identified are not Public Open Spaces.</p> <p>In conclusion, additional consultation is welcome but there is a clear lack of understanding as to how the comments on the proposed changes will be considered and/or implemented when they can be made up to and including the day prior to Regulation 15 submission.</p> <p>There is still too much subjectivity and not enough reliance on the previous consultation process and results in respect of housing allocation.</p>	<p>A full assessment of the criteria used for site allocation is given in the site assessment reports and their addendums.</p> <p>Your comments have been noted and taken into account where appropriate Please also see the response to a similar comment by Resident D.</p>

Response	Report Reference	Comment	WNPD response
Resident C	Serendipity Sam's	<p>Poster 3, states that BDBC Local Plan has removed the conditional allocation of the Serendipity Sam's site for housing allocation. Is this correct?</p> <p>Poster 6, confirms the removal of the allocation for the development of Serendipity Sam's. No reason for this removal was given.</p> <p>At the consultation meeting the Chairman of the NPSC confirmed that as the site is in close proximity to a proposed industrial development the inferior design of the houses in the planning application for this site reflected this and therefore the site for 16 homes was rejected by the NPSC.</p> <p>To reject a proposed housing development due to one poor planning application is not a valid reason. Additionally, this site was strongly supported by the Vision consultation as a potential housing site.</p>	<p>A full assessment of the criteria used for site allocation is given in the site assessment reports and their addendums Your comments have been noted and taken into account as appropriate. Please also see the response to a similar comment by Resident D.</p>
Resident C	Statutory process	<p>There is still confusion and a lack of understanding about the statutory process for the Whitchurch Neighbourhood Plan (WNP) by both the Whitchurch Town Council (WTC) and the Neighbourhood Plan Steering Committee (NPSC).</p> <p>Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (NPGR2012) is quite explicit in respect of consultation. There is no legal requirement for the recent "Presentation of recommended changes to the Whitchurch Neighbourhood Plan" nor is there any legal requirement to take into account comments made about these changes. NPSC members were present at the consultation meeting of July 19th and were unable to provide any definitive answer as to how or where the two consultation meetings and comments made would integrate between Regulation 14 and Regulation 15 of NPGR2012.</p> <p>It is understood that Basingstoke and Deane Borough Council (BDBC) have advised that the proposed changes do not warrant a Regulation 14 resubmission. Careful consideration must be given as to whether this will be the view of the Independent Examiner.</p>	<p>Your comments have been noted. The additional presentation/consultation was not a statutory requirement but completed to keep the community updated with respect to progress.</p>
Resident C	Website/general	<p>On the Whitchurch Community and WTC websites it states "we would welcome your views and comments" but fails to confirm if any notice will be taken of these. No time limit is given as to when these views and comments should be made. The Chairman of the NPSC confirmed at the meeting of 19th July that comments could be made up to the day prior to the final WNP being submitted to BDBC for Regulation 15 consultation. This is a printed document and it is doubtful any changes could be made. My concern is that this recent public consultation on changes to the draft</p> <p>WNP is a meaningless exercise to satisfy BDBC that the-NPSC are now</p>	<p>Your comments have been noted and taken into account where appropriate. Please also see the response to a similar comment by Resident D.</p> <p>As will be seen from the consultation statement community consultation was central to this plan and such comments are ill founded and derogatory.</p> <p>The latest Draft of the WNPD was published and available on line.</p>

Response	Report Reference	Comment	WNDP response
		<p>consulting with Whitchurch residents having consulted in private with developers to agree housing allocation. As far as housing is concerned the WNP is becoming a "Developers Plan" as opposed to a "Neighbourhood Plan". It should be noted that the WTC have approved these changes.</p> <p>The WNP website states "See the latest draft of the Whitchurch Neighbourhood Plan" July 20, 2016 and "Latest draft of the Whitchurch Neighbourhood Plan now available on line", August 6,2016. The WTC website states "Latest Draft of the WNP now available on line", August 8, 2016. This is misleading information. The latest Draft of the WNP is neither online nor was it available at the recent consultation meetings. The NPSC are still not effectively communicating the correct facts to Whitchurch residents.</p>	
Resident D	Employment	<p>Why is there no allocation for an employment site? Is not the choice of a site for the growth of local industry an important function of the Neighbourhood Planning process.</p> <p>I am against the planning application for industrial development North of the Railway Line as this sets an undesirable precedent for moving the town boundary away from the clear delineation of the Railway Line.</p>	<p>All versions of the WNDP have included an allocation for Employment even if this is support for an existing ALP Policy. The current draft WNDP does include an allocation for employment.</p> <p>The NPSC opposes development North of the Railway due to intrusion into the AONB.</p>
Resident D	General	<p>I had assumed that the Consultation held on 19 and 23 July 2016 would be centred on a revised version of the Draft Neighbourhood Plan. Instead it was general information on the changes, which needed to be made given the new Basingstoke and Deane Local Plan and recent planning applications and approvals. As such it was not as informative as I had anticipated.</p> <p>My overall impression is that a 'Developers' Plan' is being produced rather than a 'Neighbourhood Plan'. Developers have been consulted far more than the community. Closed meeting have been held with developers while the local community has been kept in ignorance. For many months minutes of the NPSC meetings have not been available. The minutes of the NPSC meeting of 24 February 2016 cause concern as they state that each housing site has been reassessed on the basis of the original assessment criteria and the ability to deliver in a local referendum. The latter requires a degree of subjectivity by the NPSC, which is undesirable in a planning process.</p>	<p>The consultation was held to gather opinions on the proposed Neighbourhood Plan in its entirety, although it may have seemed to focus on the outcomes of our discussions of how to match the residents wishes to the requirements of the BDBC Local Plan. The NPSC is only able to consider sites which the landowner is prepared to develop and confidential negotiations have been essential in order to achieve agreement. Housing sites have always been considered along with the expressed wishes of the community, e.g. 'no large sites (200 houses)'.</p>
Resident D	Housing	<p>I am concerned at the process which led to the decision to choose the North West Whitchurch site for the shortfall of 60 houses. The NPSC only held discussions with St Cross and Zurich. Why was Basingstoke BC not asked to submit plans for The East of the Knowlings site? The Knowlings is an important potential site for housing. This is because:</p>	<p>BDBC withdrew the East of Knowlings site from consideration (even as a Rural Exception Site) in 2016. The site selection report and addendum explain why this site is not considered suitable for additional market housing. The NPSC has been</p>

Response	Report Reference	Comment	WNPD response
		<p>It is a Category 1 site in the Evidence Base for the Basingstoke and Deane Local Plan.</p> <p>It had already been accepted by the NPSC and Basingstoke BC as a suitable site for 25 homes as a rural exception site. It should therefore have a high ranking for a housing site.</p> <p>The objections to this site in the Vision Questionnaire Consultation partly related to traffic problems on Micheldever Road and Winchester Road. Given the approval of the</p> <p>planning application for housing on Winchester Road providing for bus/coach/car drop off points for Testbourne School, improvements will be seen in the congestion at the Micheldever Road/VWinchester Road junction. Other objections to this site related to dog walkers who wanted to continue using The Knowlings - this is not a relevant planning objection to the site and should not have been used in calculating the rankings.</p> <p>-The comment in the minutes of the NPSC meetings stated that The East of the Knowlings site would not be chosen because its inclusion in the Neighbourhood Plan as a housing site would mean that the Neighbourhood Plan would be unlikely to pass the Referendum. It is a sad state of affairs if policies in the Neighbourhood Plan can only be</p> <p>included if it is thought by the NPSC that they would be approved in a public vote. Policies should be based on sound planning arguments, not on a handful of people's views on how the local community is likely to vote in the Referendum or dog walkers, who are trespassing on land owned by Basingstoke and Deane BC.</p> <p>The process of choosing land to be allocated for housing should be based on the community's views, which relate to sound planning arguments.</p>	<p>trying to comply with one of the expressed wishes of the community to retain employment land in Whitchurch, and after the loss of the RES numbers, had to identify a medium sized site to achieve the numbers required by BDBC. The NW site was among those originally considered, but was withdrawn after the Allotment site was granted permission. Further discussions with both St Cross (NW site) and Zurich (NE site) have resulted in the NW site being considered the best choice to meet the communities requirements.</p>
Resident D	Site Selection	<p>Why has the site of Serendipity Sam's been removed from the housing allocation list? It received strong community support in the Vision Consultation process.</p> <p>Although I do support the development of the North West Whitchurch site for housing and employment, I query why:</p> <p>A. The Category 2 site of North West Whitchurch has been chosen in preference to the Category 1 site of East of The Knowlings? Category 1 sites are defined as sites worthy of further consideration through the local plan and Category 2 sites are defined as promoted sites which are not suitable for strategic allocation through the local plan. Why is The Whitchurch Neighbourhood Plan not implementing the adopted Basingstoke</p>	<p>A full assessment of the criteria used for site allocation is given in the site assessment reports and their addendums. The reports and addendums propose that the R E Thompson and Serendipity Sam's sites should be reserved for employment, and separated from any housing development that might occur in North West Whitchurch.</p>

Response	Report Reference	Comment	W NDP response
		and Deane Local Plan? B. Why was the North West Whitchurch site not chosen earlier in the neighbourhood planning process?	
Resident D	Station Car Parking	I support the provision of a car park on the North West Whitchurch site (St Cross). However, I do not support the proposal that the car park should be free. Providing a free car park would: <ul style="list-style-type: none"> – Encourage Whitchurch residents to sue the car park as a place to leave their cars at all times of the day and night leaving far fewer places for those people using the trains. – Encourage people from further afield e.g. Andover and Overton using the car park, which would make their journey more economically viable than paying for parking at their nearest station. – Result in the Whitchurch community losing out on a large source of income - £6 per vehicle per day. 	The proposed car parking on the NW site would: <ul style="list-style-type: none"> a) replace places lost at the site of the old 'Railway Inn' which is to be developed, b) provide additional places due to the non-delivery of the long- promised car park N of the railway, and c) reduce the amount of on- street parking in the area (notably Ardglan Rd, Kingsley park) that already occurs. Management of the car park, including charging, is an issue to be decided by the developers and BDBC as part of any planning application.
Resident E	NW Whitchurch/ E of Win Rd	As background, I fully supported the WNP recommendation in draft report 3 (September 2015) which stated that NW Whitchurch (site 1) should not be included in the WNP for housing or mixed use development for reasons given in para 8.21. It was therefore with some surprise I read the WNP Recommended Changes report (October 2016) which now promotes NW Whitchurch as the most suitable site for mixed use development. I struggle to understand the justification for selection of this particular site and set out main points of concern below. Added to this, I am unclear as to why land east of Winchester Road (site 8) was not included in the shortlist of options (para 11.1) especially when assessments, community feedback and scoring levels of the two sites as set out in the draft report (September 2015) showed NW Whitchurch (Site 1) to be a less suitable site for development than Site 8 when totalling the overall scores (NB allowing for errors in scoring summaries paragraphs 8.10 – 8.11). Consequently, the report quite rightly recommended that site 1 was not considered suitable for development. As far as I can see, the evidence base has not changed since the 2015 report.	The Housing Site Selection Addendum describes changes to 'Sustainability' assessments, and has been modified to clarify the selection process. It should be read in conjunction with the 2015 Housing Site Selection report.
Resident E	Housing Addendum	1) Housing Addendum (October 2016) reassessment of sites (paras 8.0-10.0) fails to set out key advantages and disadvantages from previous 2015 report, especially with regard to Sites 1 and 8. An accurate key assessment of sites is essential if we as residents are to understand the justification for NPSC final site selection. 4) Para 10 North West Whitchurch. There are key disadvantages excluded	A full assessment of the criteria used for site allocation is given in the site assessment reports and their revised addendums. 1) The Housing Addendum describes changes to 'Sustainability', and is meant to be read alongside the 2015 Housing Site Selection

Response	Report Reference	Comment	WNPD response
		from the list but identified in the SHLAA assessment which need to be properly addressed before deciding whether development of any kind is suitable in this location. They include the main issue of utilities infrastructure as site is opposite side of town to the sewage treatment plant (identified as a negative in SHLAA assessment); also proximity of site to elevated A34 and main railway line, also proximity to existing and proposed industry resulting in 24/7 noise pollution for those living nearby, which would not be mitigated by planting of trees and shrubs (as suggested elsewhere).	report. 4) Sewerage was identified as a partial constraint. Noise and separation of housing and commercial development was identified.
Resident E	E of Win Rd	<p>2) For instance, Para 7.0 land east of Winchester Road (Site 8) completely excludes any key advantages for development. Previously identified key advantages include proximity to A34 south avoiding town centre; proximity to sewage treatment plant; ability to integrate new development with new infrastructure and community facilities already in place for 100 units; sufficient space for a robust landscape framework to enhance character; safe walking routes to and from primary and senior schools; good footpath links to town centre and countryside.</p> <p>3) Para 7.1 states that the original proposal for 200 homes (which was supported by many residents in earlier consultations) was reduced to 100 homes following discussions between the developer and NPSC although reasons for accepting this reduction are unknown.</p>	The reasons for the allocation of housing sites are fully set out in the Addendum Reports which accompany the WNPD.
Resident E	Traffic assessment for Evingar Rd.	<p>5. The most significant flaw for development of North West Whitchurch is the complete oversight of traffic impacts on Station Road, a minor residential road linking Ardglan and Upper Evingar Road with Newbury Road. Residents, workers at Ardglan and commuters alike struggle to maintain traffic flow during peak periods (eg 4.45 -5.00pm weekdays). Reasons for poor traffic movement and frequent hold ups at junction with Newbury Road is due to a combination of issues eg on street resident parking adjacent terraced houses; it is on the main bus route; it is the only link for cars and lorries to and from existing industrial estate and the ambulance station in Ardglan Road if they are to avoid the town centre; it is the only road to and from the railway station for commuters travelling east and north of the town (a larger dedicated car park on this site will inevitably increase number of cars and only serve to exacerbate the problem); it is the only access road to and from adjoining cul-de-sacs including the large Fairfields residential development.</p> <p>Added to this the proposed TRO forbidding HGVs to turn right down Evingar Road would result in all vehicles having to use Station Road instead which would only serve to make the traffic issues worse still in this area.</p>	A Traffic Addendum has been added, taking developments into account. Traffic surveys of the area, by the NPSC, have shown that there are no significant traffic problems at peak times, in fact, the traffic is among the lightest in the parish. Analysis predicts about 40 extra car movements a day from the housing which is unlikely to cause major congestion. However, the access remains a concern to the WNPD and the preferred immediate solution would be access from Ardglan Road, the preferred long term access is under the railway.

Response	Report Reference	Comment	W NDP response
		Introducing a one way system has been suggested in the past but this would then create adverse impacts elsewhere including the town centre. I know this was raised in the early stages of consultation but despite being a potential 'show stopper', I could find no reference to Station Road being identified as a major traffic constraint anywhere in the final report which concerns me.	
Resident F	Housing	<ol style="list-style-type: none"> 1. Absence of Blosswood lane and E of Knowlings sites from map 8. Whitchurch has (technically) more houses than shown which is a little misleading. 2. Concern regarding traffic around proposed NW Whitchurch development. 3. Green space areas will make housing more dense. 	<ol style="list-style-type: none"> 1. BDBC have already included Blosswood lane in the allocation so it is outside the scope of W NDP selections. BDBC removed East of Knowlings from consideration due to our evidence of potential traffic impact, and are not (at present) considering it for a Rural Exception Site. 2. Our studies have shown that the Evingar road/Station road area has relatively low traffic compared to other parts of the town and predictions for the development are not a severe impact on this situation. Hampshire County Council did not object to the development on traffic grounds. 3. The open spaces (green) are usually parts of the development sites on which housing would not normally be allowed, so do not affect the density of housing.
Resident G	General	Looks to be a balanced scheme - well done	Thank you for your supportive comment.
Resident H	Paragraph 12.11	Begins with an untruth. The Whitchurch Transport Infrastructure Project is not complete. It arose originally from the draft Local Plan for Basingstoke & Deane and was modified to take account of the existence of a Neighbourhood Plan Steering Committee. The following bullet points in 12.11 correctly state the limited components of the project.	Section 12 of the W NDP has been modified to address these concerns.
Resident H	Paragraph 12.12	Lists (in the past tense) the "hopes" of the Neighbourhood Plan Steering Committee. It is not known when the NPSC did all this hoping, nor if the hopes were documented. They were certainly not conveyed to the Whitchurch Transport Infrastructure Project, and many of them are outside the scope described in 12.11. "Hopes" are not the stuff of which plans are made.	Section 12 of the W NDP has been modified to address these concerns.
Resident H	Paragraph 12.13	Begins with a reference to "the project report". The Whitchurch Transport Infrastructure Project has not reported. A report was commissioned from Consultants but it does not include any implementable recommendations	Section 12 of the W NDP has been modified to address these concerns.

Response	Report Reference	Comment	WNDP response
		<p>nor estimates of cost. It has not been accepted by the Whitchurch Transport Infrastructure Project nor recommended for adoption by Basingstoke & Deane Borough Council.</p> <p>In order to make some progress it was proposed that one set of recommendations, to improve traffic flow by modifying on-street parking near The Square, should be carried forward to a Feasibility Study. The NPSC representative on the Advisory Group to the project has not responded to that proposal, Whitchurch Town Council has endorsed it. Hampshire County Council withdrew their support for this project at an early stage so it is necessary to align expectations with their new policies for traffic management works before proceeding.</p>	
Resident H	Paragraph 12.14	Proposes wide-ranging activity for Whitchurch Town Council, mostly within the remit of HCC. There must be a more straightforward way of conveying that message to WTC so I recommend removal of these five paragraphs from the Neighbourhood Plan.	Section 12 of the WNDP has been modified to address these concerns.
Resident H	WTIP Paragraphs 12.10 to 12.14	Whitchurch Transport Infrastructure Project This section does not belong in the Neighbourhood Plan; it is more an inaccurate news item than a planning document	Section 12 of the WNDP has been modified to address these concerns.
Resident I	Countryside	I like the thought of maintaining our countryside. [People should be able to] afford to live in new houses. Whitchurch people to have the pick of the houses	Thank you for your supportive comment.
Resident U	Transport	One slight observation- commuters use of the trains to London. Many of the commuters are not Whitchurch but displaced from Grateley, Andover, Kingsclere etc. So the new car park I suspect serves more the Borough than Whitchurch, I'd suggest.	<p>Your comment is noted.</p> <p>The proposed station car park on the North West Whitchurch site is expected to relieve the pressure on on-street parking in the area, regardless of its source. However, management of on-street parking is not in the remit of the Plan.</p>
Resident V	Sustainability	Prior to development each site needs to be visited and assessed to ensure a suitable and sustainable maintenance regime be included as a condition to development. In particular, mowing by subcontractors should take account of the habitats, ecology of the sites to remain as open amenity areas to safeguard the botanic diversity, ground nesting birds, etc. (some areas are frequently used by skylarks).	The Policies applying to the larger developments proposed in the plan, in North West Whitchurch and East of Winchester Road, require that the developers should avoid or mitigate direct or indirect adverse impacts on key species and habitats by ensuring a net gain in biodiversity, and safeguarding parts of both the existing and proposed sites' natural green spaces.
Resident W	General	The new recommendations seem a sensible, proportionate plan.	Noted, thank you.
Resident W	Sustainability	For possible future information and use, dormice live in and around Bere	Noted. The Borough Council's Local Plan says that

Response	Report Reference	Comment	W NDP response
		Hill. They nest in my garden.	developments which result in loss of biodiversity will not normally be permitted, and development that is likely to have an adverse impact on local biodiversity have to be mitigated or compensate for the loss of biodiversity in other ways. The W NDP goes further; Policy LD2 requires housing development in private gardens to avoid, or minimize loss of or significant harm to, the ecological or landscape value.
Resident X	Traffic and Parking	If there is development of any sort north of the railway even more car parking spaces MUST be allocated.	<p>BDBC's Adopted Local Plan includes a Policy for the development of a station car park north of the railway station.</p> <p>W NDP does not support the construction of a major industrial park, which has been proposed to the north of the railway, as:</p> <ul style="list-style-type: none"> – there is little concrete evidence of this level of local need; and – it represents a major incursion into the North Wessex Downs Area of Outstanding Natural Beauty, in contradiction of the NPPF.
Resident X	Traffic and Parking	Has anyone considered a mini-roundabout at the top of Ardglan? This could also possibly give access to the new NW development.	<p>The Plan requires the developer of the North West Whitchurch site to ensure effective access to the site.</p> <p>Policy HA2 sets out that:</p> <ul style="list-style-type: none"> – the developer should include measures to mitigate the impact of the development on the local road network, including the protection of the Town Centre from employment-related HGV traffic – the new access road and junction should be designed to restrict HGV traffic turning south on Evingar Road.
Resident X	Traffic and Parking	Careful consideration will be needed for access from NW development onto Evingar Road.	<p>The Plan requires the developer of the North West Whitchurch site to ensure effective access to the site.</p> <p>Policy HA2 sets out that:</p> <ul style="list-style-type: none"> – the developer should include measures to

Response	Report Reference	Comment	WNDP response
			<p>mitigate the impact of the development on the local road network, including the protection of the Town Centre from employment-related HGV traffic</p> <ul style="list-style-type: none"> – the new access road and junction should be designed to restrict HGV traffic turning south on Evingar Road.
Resident Y	Traffic and Parking	Issues re HGVs and road/access.	<p>Policy ES3 requires that:</p> <ul style="list-style-type: none"> – Planning applications that generate significant traffic should be accompanied by a Transport Statement and Traffic Management Plan – Proposals for employment developments north of the Town Centre that would generate HGV traffic will need to demonstrate, by means of a Transport Statement or Transport Management Plan, that HGV traffic generated will be actively directed to the A34 junction north of the Town at Litchfield, avoiding the Town Centre – Proposals for employment developments south of the Town Centre that would generate HGV traffic that would travel through the Town Centre to travel north shall not be permitted.
Resident Z	General	Overall in favour of revised Plan.	Noted, thank you.
Resident Z	Housing	Pleased to see that the original block plan of 200+ houses has been sub-divided around the town.	Noted.
Resident Z	Infrastructure	The Plan takes very little account of increases in numbers for doctors, etc.	The remit of the WNDP is limited to land use issues surrounding the surgery. However, the Plan makes clear that proposals for the extension of the existing surgery, or additional or alternative healthcare facilities to meet the demands of the increased population, will be supported.
Resident AA	Verbal comments	A34 noise is an on-going issue, as is low-frequency noise from RE Thompson during the night	Minimising the impact of road noise on new developments has been explicitly identified in the Vision statement in the Plan, and noise pollution was one of the criteria used to select the most

Response	Report Reference	Comment	WNDP response
			<p>appropriate housing sites.</p> <p>Policy HA2, which allocates land for housing and employment in North West Whitchurch, explicitly requires the developer to ensure that:</p> <ul style="list-style-type: none"> - acceptable noise reduction standards can be met within homes and business premises through the preparation of a comprehensive mitigation assessment/strategy; and - in particular, that the layout of the site shall be designed to avoid the juxtaposition of homes adjacent to B2 industries wherever possible.



Appendix C Whitchurch Neighbourhood Plan Have your Say - Vision' Questionnaire



Whitchurch Neighbourhood Plan 'Vision' Questionnaire

Demographics

We would very much appreciate it if you could complete the following personal demographic questions. This information will only be used to demonstrate that the Neighbourhood Plan has gained the views of a representative cross section of the local population.

To which age group do you belong?

- Under 20 20-29 30-39 40-49 50-59 60-69 70+

What is your gender?

- Male Female

Postcode if you would not mind providing this

Vision

1 Do you like Whitchurch the way it is? If not what changes would you make over the next 15 years or so? (if you have already answered this question with stickers on the boards, you don't need to answer again)

Yes/No.....

.....

.....

.....

2 Do you think Whitchurch should become more prosperous? If so what would be your thoughts on how to achieve this?

Yes/No.....

.....

...



3 How fast do you think Whitchurch should grow over the next 15 years?

Slowly/Moderate/Fast...(comment).....
.....
.....

4 What are the main considerations which impact upon your quality of life in Whitchurch and how could we improve these?

.....
.....
.....

5 Do you think Whitchurch would benefit from becoming more of a commuter town? Yes / no / not sure

5a Do you have any ideas or views on Whitchurch becoming more of a commuter town?

.....
.....
.....

6 Are you in favour of encouraging more tourism in Whitchurch? Yes / no / not sure

6a Do you have any ideas or views on encouraging more tourism in Whitchurch?

.....
.....
.....

7 Do you think Whitchurch would benefit from more commercial/industrial development?
Yes / no / not sure

7a Do you have any ideas or views on the creation of more commercial/industrial development?

.....
.....
.....

8 Do you have any ideas or views on how to improve the town centre?

.....
.....
.....



9 Much of the central part of town is a conservation area already, but are there any other particular buildings, green spaces or characteristics of Whitchurch that you would like to see preserved?

.....
.....
.....

10 Do you think Whitchurch would benefit from more outdoor public meeting places, e.g. to hold events, meet friends, hold a market? Yes / no / not sure

10a Do you have any ideas or views on the creation of more outdoor public meeting places?

.....
.....
.....

11 Do you think Whitchurch would benefit from more public access to the river? Yes / no / not sure

11a Do you have any ideas or views on creating more public access to the river?

.....
.....
.....

12 Do you have any other ideas or views on how you would like to see Whitchurch develop over the next 15 years, i.e. what is YOUR vision for Whitchurch?

.....
.....
.....

13 Are there any other comments you would like to make?

.....
.....
.....

Traffic Issues

14 Do you think that Traffic is an important consideration for the Neighbourhood Plan and if so where do you think the worst areas for traffic problems are in Whitchurch?

Yes / No Where.....

(for instance the station, schools, town centre)



15 Please circle the transport issues in Whitchurch that are important to you and rank your top five from 1 (most important) to 5 (least important). Top 5 rank

- a) Pedestrian safety (e.g. lorries mounting the kerb, narrow pavements)
- b) Cyclist safety
- c) Cycle routes/paths needed
- d) More priority needed for pedestrians in the town centre
- e) Buses needed to link new developments to key facilities
- f) On-street parking a problem near the station
- g) Not enough off-street parking at the station
- h) Not enough on-street parking in the town centre
- i) On-street parking in the town centre disrupting traffic flow
- j) Not enough off-street parking spaces in the town centre
- k) Not enough bus services to and from the station
- l) Not enough bus services in residential areas
- m) Not enough bus services to outlying rural areas
- n) Congestion in the town particularly at peak times
- o) Noise and pollution from the A34
- p) HGVs and large vehicles increasing congestion and pollution
- q) Agricultural vehicles increasing congestion and pollution
- r) Through traffic using the B3400 as quick route rather than the main road
- s) Residential roads used as rat runs
- t) Over-dependency on cars
- u) Additional traffic from new developments
- v) Vehicle speed too high through town
- w) More traffic calming measures needed
- x) Others (please specify).....

9 16 Do you have any ideas for improving the traffic situation in Whitchurch? (if you haven't already added your ideas on the display board)

10

Housing Development

11 17 Please circle those issues that you feel are most important when choosing where to put new houses and rank your top three from 1 (most important) to 3 (less important) Top 3 rank

- A) Proximity to major roads an issue, e.g. noise and pollution
- B) A location that ensures that houses feel like part of the town
- C) Easy access to transport links
- D) Industrial noise pollution



- E) Closeness to the town centre
- F) Closeness to schools
- G) Away from flood risk
- H) Positioning of new housing should be led by traffic issues
(e.g. traffic flow, improved parking facilities)
- I) Other (please describe)

12 18 Please circle those issues that you feel are important when designing successful housing developments and rank your top three from 1 (most important) to 3 (less important) Top 3 rank

- a) Developments that do not feel too large
- b) Building styles fit in with the surrounding area
- c) A mixture of building styles used (i.e. not all houses look the same)
- d) Street layout designed to create a sense of community
- e) Provision of communal/public open spaces
- f) Provision of areas for children to play
- g) Uniform building styles
- h) Level access to homes
- i) Landscaping (e.g. tree planting)
- j) Sustainable design and construction (e.g. energy efficient, sustainable urban drainage, renewable energy sources)
- k) Footpaths and cycle routes
- l) Mix of housing sizes (e.g. large family, small family, single or multi-storey, 1 bedroom units)
- m) Others (please specify).....

13 19 Currently 350 new houses are planned for Whitchurch over the next 15 years (the houses proposed for Blosswood Lane are included in this figure). Taking this into account, what new or improved facilities do you feel Whitchurch will need?

14

.....

.....

15 (these could include playing fields, open green spaces, children’s playgrounds, doctors surgeries, dentists, pre-schools and schools provision)

16 Thank you





Appendix D Whitchurch Neighbourhood Plan 'Where Should The Houses Go?' Questionnaire

Page 1

'Where Should The New Houses Go?' Questionnaire

Demographics

Please complete the following personal demographic questions. This information will **only** be used to demonstrate

that the Neighbourhood Plan has gained the views of a representative cross section of the local population.

Only one form may be filled in per adult living or working in the Parish. Please note, to ensure that this is

complied with, **forms returned without a valid postcode and first line of address will not be counted in the**

results.

Q1 To which age group do you belong?

Under 20 20-29 30-39 40-49 50-59 60-69 70+

Q2 What is your gender?

Male Female

Q3 What is your postcode?

Q4 What is your house name / number / first line of your address?

Q5 If you work in the Parish, please tell us where you work.

Housing

Q6 Where would you like the new houses to be built? We have presented nine potential sites for housing development to you, now we want you to rank these sites in your order of preference according to **LOCATION AND THE COMMUNITY BENEFITS OFFERED, NOT SIZE OF THE PROPOSED DEVELOPMENT.**

Please rank the following locations in your order of preference (1 = most preferred, 9 = least preferred).

POTENTIAL SITE LOCATIONS RANK, 1 - 9



- Dances Lane (site of Police Station, off Newbury Road)
- Whitchurch Car Centre (Winchester Street)
- Extension to development south of Blosswood Lane
(land closest to the A34, in addition to 150 houses already planned here)
- North West Whitchurch (behind Ardglen Road, including allotments)
- Evingar Road North (old Serendipity Sam's site/RE Thompson)
- East of The Knowlings (off Micheldever Road)
- Land to the East of Bere Hill (by Scout Hut & Nursery)
- East of Winchester Road (adjacent to the back of Testbourne School)
- Cricket Ground
(off Church Street, opposite Wells Lane and All Hallows Church)

Page 2

Q7 What reasons lie behind your preferences for new housing locations? To better understand why people

have chosen one site over another in the previous question, please can you tell us your main reasons.

Main reason(s) for most preferred locations (please give site and reason):

.....

Main reason(s) for least preferred locations (please give site and reason)

.....

Q8 What is your preferred size for new housing developments? We need to build approx. 350 new homes to



comply with Basingstoke & Deane’s Emerging Local Plan, but 150 of these have already been allocated to land

south of Bloswood Lane. What is your preferred size of development for the remaining 200 houses?

Please

note that community benefits offered with large sites (such as public open space and playing fields),

may not be available if the number of houses is reduced, or may not be offered for smaller sites.

Please rank the following 5 options in your order of preference (1 = most preferred, 5 = least preferred).

DEVELOPMENT SIZE RANK, 1 – 5

To have the 200 new houses on one large site?

To have the majority of the 200 houses on one large site and the rest on small sites?

To have the 200 new houses split between 2 medium-sized sites of 100 houses each?

To have the 200 new houses split between 1 medium-sized site of 100 houses and some smaller sites of 50 or fewer houses?

To have all 200 new houses split between smaller sites of 50 or less?

Q9 What reasons lie behind your preferences for size of new housing developments? To better understand

why people have chosen one size option over another in the previous question, please can you tell us your...

Main reason(s) for most preferred size(s) of housing development:

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Main reason(s) for least preferred size(s) of housing development:

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Page 3

Q10 What would be your preferred option for Land to the East of Bere Hill? (by Scout Hut & Oak Tree Nursery).

In the developer’s proposal for this site, they have offered a choice of layout for the proposed 100 houses. Regardless of whether you have ranked this site high or low in Q5, please can you tell us which of the two options you prefer.

Please tick one

Option A:

New homes wrap around the back of the retained Scout Hut and Children’s Nursery. A local play area forms a focus for the development. Access is via a left turn at the end of Bere Hill.

Option B:

The Scout Hut is relocated to the north of the site and new sports pitches are provided alongside it for community use. This creates a more direct access from Bere Hill into the heart of the site.

Employment

New housing means population growth, and if industry is to grow alongside population to provide local jobs, new employment sites need to be allocated.

Q11 Where would you like to see the new employment sites? We have presented three potential sites for

employment development to you, now we want you to rank these sites in your order of preference.

Please rank the following locations in your order of preference (1 = most preferred, 3 = least preferred).

POTENTIAL EMPLOYMENT SITES RANK, 1 - 3

North West Whitchurch

(land south of the railway line behind old Serendipity Sam’s and RE Thompson)

North of the railway station (off the top of Newbury Road)



South of Bloswood Lane Extension

(land closest to the A34, in addition to 150 houses already planned here)

Q12 What reasons lie behind your preferences for new employment sites? To better understand why you have

ranked one site over another in the previous question, please can you tell us your...

Main reason(s) for most preferred site (please give site and reason)

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Main reason(s) for least preferred site (please give site and reason)

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Page 4

Q13 What is your preferred size for new employment development?

Please rank the following 4 options in your order of preference (1 = most preferred, 4 = least preferred).

DEVELOPMENT SIZE RANK, 1 - 4

A development size that purely fulfils the need for employment to grow in line with population?

A development size that fulfils the need for employment growth in line with population, but also allows for expansion requirements of current local businesses?



A development size that would significantly increase local employment and attract new businesses?

No allocation for any new employment sites

Community Infrastructure Projects

Q14 Please choose your top 10 community infrastructure projects from the list below, ranked from 1 to 10

(1 = 1st choice, 10 = 10th choice):

Your Top 10

Community

C1 Youth project - new club house

C2 Scout Hut extension

C3 Whitchurch Carers establish not for profit care agency

C4 Parish Hall - stage improvements

C5 Parish Hall - construct a new extension across the rear face of the building

C1 Youth project - new club house

Sports

S1 All weather football pitch at Testbourne Community School

S2 New football pitch(s), adjacent to Sports & Social - football club & Testbourne

S3 New cricket pitch for Whitchurch Cricket Club

S4 Indoor swimming pool/roof to existing swimming pool

S5 Re-carpeting of the indoors bowls arena

S6 B&DBC land next to QEII field - Sports Centre with football pitch

S7 Leisure & Recreation Centre at Testbourne Community School

Roads and Parking

R1 Improvements to cycle network / footpaths

R2 New car parking near Town Centre

R3 Moving 2 bus stops to prevent blocking travel flows,

R4 Move parking bays to opposite side of road to slow entry not exit

R5 Larger car park at GNC

R6

Regulation 15 Submission



Bi-directional cycling / walking path eastside of Winchester Road from square to Micheldever Road

R7 Revised parking facilities west side of Winchester Road GNC to Micheldever Rd

R8 Traffic Calming along road that enter/leave the town

Tourism

T1 Improved access to the River Test

Page 5

Q15 What reasons lie behind your top choices for community infrastructure projects? To better understand

why people have chosen one project over another in the previous question, please can you tell us your...

Main reason(s) for top choices for community infrastructure projects:

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Q16 Do you have any other community infrastructure projects you may wish to add to our list?

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Town Centre Development Ideas

In the 'Vision' consultation we asked you about your hopes for the future of Whitchurch. In order to try and address

these hopes, we have presented some potential ideas for future development in the town centre.

Q17 What do you think of the ideas presented for the Town Centre?

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Q18 Is there anything else you would like to tell us as part of this consultation?

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Thank you _____



Appendix E Terms of Reference for Whitchurch Neighbourhood Plan Steering Committee

Terms of Reference:

By decision of the Town Council, The Steering Group constituted as below is established to oversee the research and preparation of a Neighbourhood Plan for Whitchurch.

Name

The name of the organisation shall be the Whitchurch Town Council Neighbourhood Plan Steering Committee, hereafter referred to as the NP Steering Committee.

Purpose

The purpose of the committee shall be to act on behalf of the Town Council to carry out the following tasks:

1. Investigate and identify support for the Parish Plan.
2. Identify sources of funding in addition to the Countryside Agency grant.
3. Take responsibility for planning, budgeting and monitoring expenditure on the plan and report back to the parish council on these matters.
4. Liaise with relevant authorities and organisations to make the plan as effective as possible.
5. Identify ways of involving the whole community and gather the views and opinions of as many groups and organisations in the community as possible.
6. Determine the types of survey and information gathering to be used.
7. Be responsible for the analysis of the survey, the production and distribution of the final report.
8. Identify priorities and timescale for local action in the action plan including lead organisations and potential sources of project funding.
9. To report back to the parish council on progress, issues arising and outcomes from the exercise.

Reporting

The Steering group shall report its recommendations and progress to the Development Committee, and Policy and Resources committees of the Town Council

Membership

Regulation 15 Submission



The committee will include up to 12 elected or co-opted members.

No more than four of these members will be members of the Town council. The initial members of the committee are to be elected directly by the Town Council.

Subsequent Election to the committee will take place at a meeting open to the public. Any resident or person, particularly those representing a local group, may stand for election to the committee. Residents may also nominate representatives for election to the committee.

The committee may co-opt additional members at its discretion, so long as the total number of co-opted members does not exceed the number of elected members.

A person shall cease to be a member of the committee having notified the chair or secretary in writing of his or her wish to resign.

Officers

At the first meeting the committee will elect: a chairperson. All other committee members should have a specific role, to be agreed by the committee. The Town Clerk or deputy Town Clerk will be ex-officio members of the committee.

Meetings

The committee shall meet every two months as a minimum, or as may be required. At least five clear days notice of meetings shall be given to members. All notices of committee meetings must detail the matters to be discussed.

By nature of the business being conducted, discussions will need to be confidential (ie not in public) with recommendations rather than decisions being reported to either Dev Committee or Full Council for debate/approval which are meetings open to the public.

Public meetings to seek evidence for the Neighbourhood Plan, Public Survey and feedback on draft sections of the local plan are to form an integral part of the preparation of the Neighbourhood Plan.

Every matter shall be determined by a majority of votes of the committee members present and voting. In the case of equality of votes the chair of the meeting shall have a casting vote.

The committee may decide the quorum necessary to transact business – with a minimum of four members.

The secretary shall keep a record of meeting, and circulate notes recording headings and actions to members of the committee not more than 14 days after each meeting.

Working Groups

The committee may appoint such working groups, as it considers necessary to carry out functions specified by the committee. Each working group should have a nominated chair but this person does not have to be a member of the steering committee or member of the Town Council.

Regulation 15 Submission



Working groups do not have power to authorise expenditure on behalf of the committee.

Working groups will be bound by the terms of reference set out for them by the steering group.

Finance

The committee shall keep a clear record of expenditure, where necessary, supported by receipted invoices.

Members of the community who are involved as volunteers with any of the working groups may claim back any expenditure that was necessarily incurred during the process of producing the Neighbourhood Plan. This could include postage and stationary, telephone calls, travel costs and childcare costs.

The Town Council will draw up and agree with the committee procedures for volunteers who wish to claim expenses and the rates they may claim.

The committee will report back to the Town Council on planned and actual expenditure for the project, and liaise with the Town Clerk to set up a petty cash system and enable cash withdrawals and payment of invoices to be made as required.

Changes to the constitution

This constitution may be altered and additional clauses may be added with the consent of two-thirds of the committee present.

Dissolution of the Committee

Upon dissolution of the committee any remaining funds shall revert to the Town Council.

Regulation 15 Submission