

Wootton St. Lawrence Neighbourhood Plan 2016 - 2029

Submission Plan 2019



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Cover photo: *An evening view over the AONB*

Foreword

Welcome to the Wootton St Lawrence Neighbourhood Plan which is the culmination of five years' work by volunteers on our Neighbourhood Plan Working Group. Over this period the Working Group has engaged with residents, local businesses, landowners and community groups, resulting in a consultation earlier this year on the Pre-Submission Draft of the Plan. The extensive work undertaken by the Group is set out in the Consultation Statement* published alongside this Plan.

Our Parish is set to see a substantial amount of new development in the next decade as the Basingstoke and Deane Local Plan allocation of land for up to 3250 new homes together with schools and other facilities is largely within the Neighbourhood Plan Area. This development at Manydown will follow the principles of Garden Towns. However, it is acknowledged it will impact beyond the development area such as increased traffic on our country lanes, Manydown residents seeking access to the surrounding farmland as well the visual impacts of a development of this scale, including light pollution. Concerns over these impacts on our Parish have figured highly in the comments of local residents.

Following the initial stage of community engagement the following overarching objective for the Neighbourhood Plan was agreed:

'To maintain the rural character and identity of Wootton St Lawrence Parish, preserving and enhancing our valued landscapes, listed buildings and conservation area as well as building a stronger sense of community.'

However, we recognise that pressure for development – whether new housing, extensions to existing homes or related to employment activities, including agriculture – will continue outside the Manydown development area. Given the level of new housing development already proposed for the Parish, our Plan has not sought to allocate further land for new housing. We acknowledge there can be opportunities within the villages for sensitively-designed new homes within otherwise built up frontages and which do not detract from the character of their surroundings. Through our Plan policies we also aim to seek to redress the imbalance in our housing stock which has arisen through the extension or replacement of smaller homes.

What happens next is explained in the Introduction section of this Plan. The culmination will be a referendum early next year when all those residents of the Parish who are registered to vote will have the opportunity to say whether they agree with the Neighbourhood Plan being adopted. This would guide future planning decisions within our Parish. The Parish Council will use the Plan to inform the recommendations it makes to the Borough Council on planning applications. The Plan itself will sit alongside the Basingstoke and Deane Local Plan to become what is known as the Development Plan. The Borough Council is required by statute to reach its decisions in accordance with the Development Plan.

On behalf of the Parish Council I thank the members of the Working Group for their hard work and commitment to seeing this Plan through from its inception to its submission to the Borough Council.

Sarah Curtis

Chairman, Wootton St Lawrence Parish Council

May 2019



How this Neighbourhood Plan is organised

The Plan is organised into the following sections:

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1. INTRODUCTION

- 1.1 The Neighbourhood Plan Area encompasses the whole of the Civil Parish of Wootton St. Lawrence Parish Council. It includes the villages of Wootton St Lawrence and Ramsdell, and the hamlets of Upper Wootton, West Heath and a part of Charter Alley (see Figure 1 below).



Fig 1: Map showing the extent of the Wootton St Lawrence Parish Council and, therefore, the Neighbourhood Plan Area

- 1.2. The Parish is well positioned to access Basingstoke and the M3 to the east, Tadley to the north and, a little further afield, Newbury and A34/M4 to the west. There are also excellent rail links from Basingstoke, Overton and Bramley stations giving good access to London, Reading, the South Coast, the Midlands and the Southwest. With convenient access to rail and motorway networks, residents are able to enjoy the relatively tranquil life of a modern day village setting while still achieving easy access to amenities and business connections.



How the Neighbourhood Plan fits into the Planning System

- 1.3. The Localism Act 2011 (the Act) entered the statute books in April 2012. It introduced a range of new rights and powers to enable local communities to shape new development within their own community. The Act specifically provided for the preparation of Neighbourhood Plans that allowed local communities to define both general and specific planning policies for the development and use of land in their respective neighbourhood area. This Plan, once adopted by the Borough Council will, with the Basingstoke and Deane Local Plan, form the Development Plan for the Parish.
- 1.4 The Localism Act's stated intention is for local people to decide what development occurs in their villages/towns. However, it sets out some important limitations on the content of Neighbourhood Plans as outlined in the Town and Country Planning Act, and referred to as 'Basic Conditions'. The policies within Wootton St Lawrence's Neighbourhood Plan (the Plan) must therefore meet those Basic Conditions. These conditions are:
- i. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan*
 - ii. the making of the neighbourhood development plan contributes to the achievement of sustainable development*
 - iii. the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)*
 - iv. the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.*

Basingstoke and Deane Local Plan (2011 – 2029)

- 1.5 The Basingstoke and Deane Local Plan sets out the planning strategy for the years up to 2029 to deliver the social, economic and environmental needs of the Borough. The Local Plan acknowledges the important complementary role of the Neighbourhood Plan in forming the Development Plan for the Borough. Policy SS5 of the Local Plan states that through Neighbourhood Plans a level of new housing development is expected to come forward. This will include the identification of locally-specific issues and requirements including the allocation of sites. The policy effectively creates a settlement hierarchy with none of the settlements in the Wootton St. Lawrence Parish being 'identified settlements' in the hierarchy; therefore the Parish is considered to be in the 'countryside' where development will be more strictly controlled through Policy SS6. This means that there is no additional expectation on the Wootton St. Lawrence Neighbourhood Plan to allocate sites for new homes outside the Manydown Development site.

Manydown Site Allocation

1.6. This Neighbourhood Plan takes into account the allocation of the Manydown site in the Basingstoke and Deane Local Plan. Figure 2 below shows the extent of the allocated Manydown strategic site and related master planning area, a large part of which lies within the Wootton St Lawrence Neighbourhood Area.

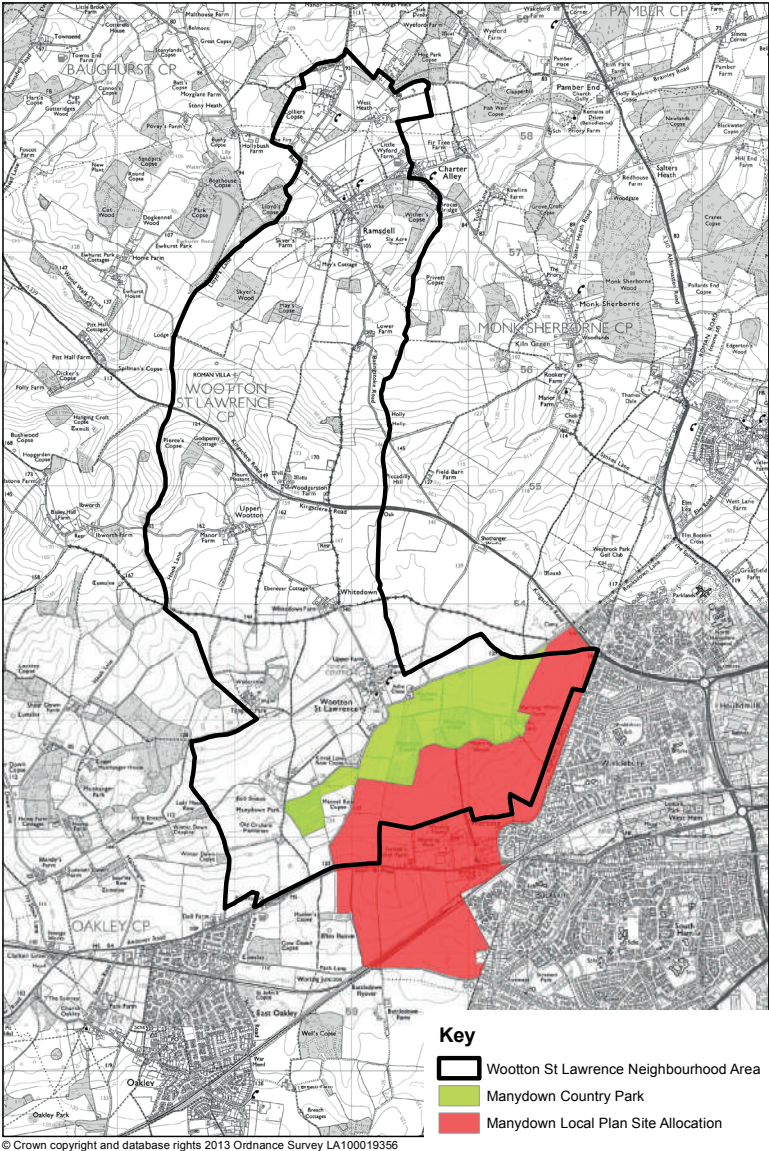
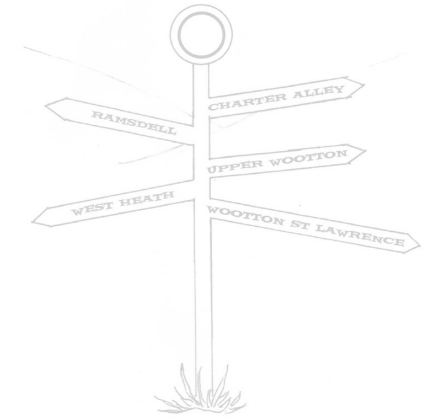


Fig 2: The Neighbourhood Plan Area showing the outline of the Manydown Site Allocation in the Local Plan.

The Scope of the Neighbourhood Plan

- 1.7. Neighbourhood Planning policies have the purpose of guiding decisions on development that require planning applications. The Plan cannot therefore include policies that fall outside planning control. In the course of consulting residents about the Plan, there are other issues that arose which fall outside the scope of the Plan which are set out in Section 5: 'Other Actions and Projects'.
- 1.8. The Neighbourhood Plan is also intended to encourage those who live and work in the Parish to:
 - be more aware of their surroundings and meet local needs
 - identify what features of their communities they want to protect and enhance
 - give the Parish Council greater support and a mandate for taking actions on their behalf and
 - identify initiatives and funding that can be delivered by the communities themselves.



Preparing the Neighbourhood Plan

- 1.9. Preparation of the Neighbourhood Plan itself has been by the Wootton St Lawrence Neighbourhood Plan Working Group, which is made up primarily of volunteers from the local community together with a representative of the Parish Council. Particular emphasis has been placed on ensuring Group members came from across the settlements in the Parish – Wootton St Lawrence and Ramsdell. The Working Group has been supported financially by Locality England and the services of a local planning consultancy engaged at the Plan writing stage. Throughout the process, the Working Group has liaised with Basingstoke and Deane Borough Council, being provided by them with practical assistance and advice on a number of issues including the specific processes that had to be undertaken. More information on the work undertaken in preparing this Plan, including the various consultations and community events are set out in the Community Statement that accompanies this Plan.

Stages in preparing the Neighbourhood Plan

- 1.10 The process, up to submission, has been comprised of three main stages as set out in the Community Statement:
 - evidence gathering and community engagement
 - pre-Submission Plan – this comprised the draft vision, objectives, policies and the proposals map for a statutory six week public consultation period (under Regulation 14 of the Regulations)
 - submission Neighbourhood Plan – the Plan process has now reached this stage and takes into account the representations received on the Pre Submission Plan during the public consultation period. The Plan has been amended as necessary for submission to Basingstoke and Deane Borough Council for independent examination.

The Next Steps

- 1.11 If accepted by the Borough Council under Regulation 15 of the Regulations for examination, the Neighbourhood Plan will be publicised by the Borough Council for six weeks under Regulation 16. The Neighbourhood Plan will then be submitted for examination (under Regulation 17) with an independent examiner having been appointed.
- 1.12. If the examiner deems that the Submission Plan meets the basic conditions of a Neighbourhood Plan, it will be recommended to Basingstoke and Deane Borough Council to proceed to a referendum. A 50 per cent plus one vote of support (of those who exercise their vote) results in the Plan being 'made'; that is: the Neighbourhood Plan will become part of the Development Plan for the Plan Area for the period 2016 – 2029.





2. VISION AND OBJECTIVES

2.1 Presumption in Favour of Sustainable Development

2.1.1. The Neighbourhood Plan seeks to deliver the principles of sustainable development as set out in Paragraph 8 of the National Planning Policy Framework (NPPF):

'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'



2.2. Vision and Overarching Objective of the Neighbourhood Plan

2.2.1. Before starting work on a Neighbourhood Plan, Wootton St Lawrence Parish Council prepared the following Vision Statement for its Neighbourhood Plan:

Vision Statement

- To help in determining future development within the villages and hamlets of the Parish
- To improve community facilities throughout the Parish
- To make proposals for control of volume and speed of traffic throughout the Parish

2.2.2. From the analysis of residents' questionnaires and comments received at the open forum in the autumn of 2014, the Neighbourhood Plan Working Group agreed the following as the Overarching Objective for the Neighbourhood Plan:

Overarching Objective

To maintain the rural character and identity of Wootton St Lawrence Parish, preserving and enhancing our valued landscapes, listed buildings and conservation area as well as building a stronger sense of community.

2.3. Neighbourhood Plan Objectives

- 2.3.1. The community engagement undertaken in the autumn of 2014 also informed the objectives of the Neighbourhood Plan (see below) which cover the issues highlighted by residents as priorities to address. These objectives underpin the policies set out in Section 4 of this Submission Plan. The proposals in this Neighbourhood Plan have also drawn on a range of data sources including statistics on population, employment, housing and car ownership obtained from the 2011 Population Census, the results of further consultations undertaken with local residents and the Borough Council's planning records. The background data and analysis of the consultations undertaken can be viewed in the 'Evidence Base' section of our website: www.wslr-pc-np.org/evidence-base.html
- 2.3.2. These objectives were the subject of consultation when the Issues and Options open forums took place in the autumn of 2016. The responses received then show that there was broad agreement to these objectives.



<p>Countryside and Environment</p> <p>A. <i>to conserve and enhance the landscape character of the Parish, the open views, to protect open green spaces and important ecological sites and wildlife corridors</i></p> <p>B. <i>to maintain and visually enhance the physical separation of Wootton St Lawrence from the Manydown urban expansion of Basingstoke</i></p>
<p>Housing</p> <p>C. <i>to maintain a mix in the housing stock and avoid the loss of smaller, more affordable homes through extension or Heritage</i></p> <p>D. <i>to protect and enhance the Parish's heritage for the benefit of existing residents and future generations</i></p>
<p>Community and Recreational Facilities</p> <p>E. <i>to preserve and enhance existing open community spaces and buildings and widen their use, including additional amenities and ensure community amenities contribute to developing a 'Sense of Community'</i></p>
<p>Traffic and Transport</p> <p>F. <i>to minimise the impact of new development on the local road network, and to improve road safety within the Parish</i></p>
<p>Employment</p> <p>G. <i>to maintain local employment opportunities where this would not be to the detriment of amenities enjoyed by local residents or place additional pressure on local roads</i></p>
<p>Design</p> <p>H. <i>to ensure new development is of a design and appearance that respects its surroundings and enhances the character of the Plan Area</i></p>

- 2.3.3. Some of the issues raised through the community engagement fall outside the sphere of land use planning and consequently they are outside the remit of this Neighbourhood Plan. A section relating to further actions and projects has been included which covers some of those matters and will be used by the Parish Council to inform and plan its future actions (see Section 5 page 39).

3. ABOUT THE PARISH

3.1. Introduction

3.1.1 This section is intended to provide a picture of the Parish both today and in the past, providing a background to the issues which the Plan will seek to address through its policies. It draws on information gained from:

- The 2011 Census of Population
- Studies undertaken by Basingstoke and Deane Borough Council which form part of its Local Plan evidence base
- Community engagement undertaken by the Neighbourhood Plan Working Group
- Research and surveys undertaken by members of the Neighbourhood Plan Working Group

3.2. Settlements

3.2.1. The two main villages of Wootton St Lawrence and Ramsdell are centred on their respective churches. In addition to the two villages there are a number of small settlements: at West Heath, Hollybush Lane, The Common and Upper Wootton. Straddling the Parish boundary with Monk Sherborne and therefore only partially within this Neighbourhood Plan Area is the larger hamlet of Charter Alley.

3.3. Landscape & Natural Environment

3.3.1. Wootton St. Lawrence Parish has a landscape of mixed farmland interspersed with woodland. The North Wessex Downs Area of Outstanding Natural Beauty (AONB) covers the west of the Parish from Ramsdell to Upper Wootton.

3.3.2. There are a number of 'Habitats of Ecological Importance' within the Parish. These are areas of ancient woodland, semi natural woodland and field margins. The species-rich landscape is due to the mix of chalk, flint and loam. Barn owls and red kites proliferate although the recent loss or conversion of old farm buildings jeopardises the habitat of the barn owl. In spring the Parish is awash with colour as horse chestnut, white hawthorn and apple trees flower. In the autumn the broad-leaved woodland which lies below the slopes of the Downs turn orange and red whilst the Downs themselves are ploughed ready for the next crops of barley, wheat, rape or linseed.

3.3.3. One of the distinguishing features of the landscape is the Parish's ancient hedgerows. Not only do these line the narrow village lanes and footpaths, but they border fields and woodland providing invaluable corridors for wildlife. The planting of 'bee verges' along field margins, when combined with the natural re-seeding, supports an increase in biodiversity.

3.3.4. Ewhurst Park, with the grounds changing very little since it was established in 1761 and just outside the Plan Area, provides the feeders for streams running through Ramsdell. There is a small pond in Upper Wootton while Wootton St Lawrence's village pond is dry in all but the wettest periods. Plants such as wild radish, scarlet pimpernel, dog rose and bristly oxtongue can be found throughout the Parish, accompanied by many butterflies. According to the Birds of Conservation Concern Red List (BoCCR) endangered bird species such as yellowhammer, song thrush and lapwing are also present.



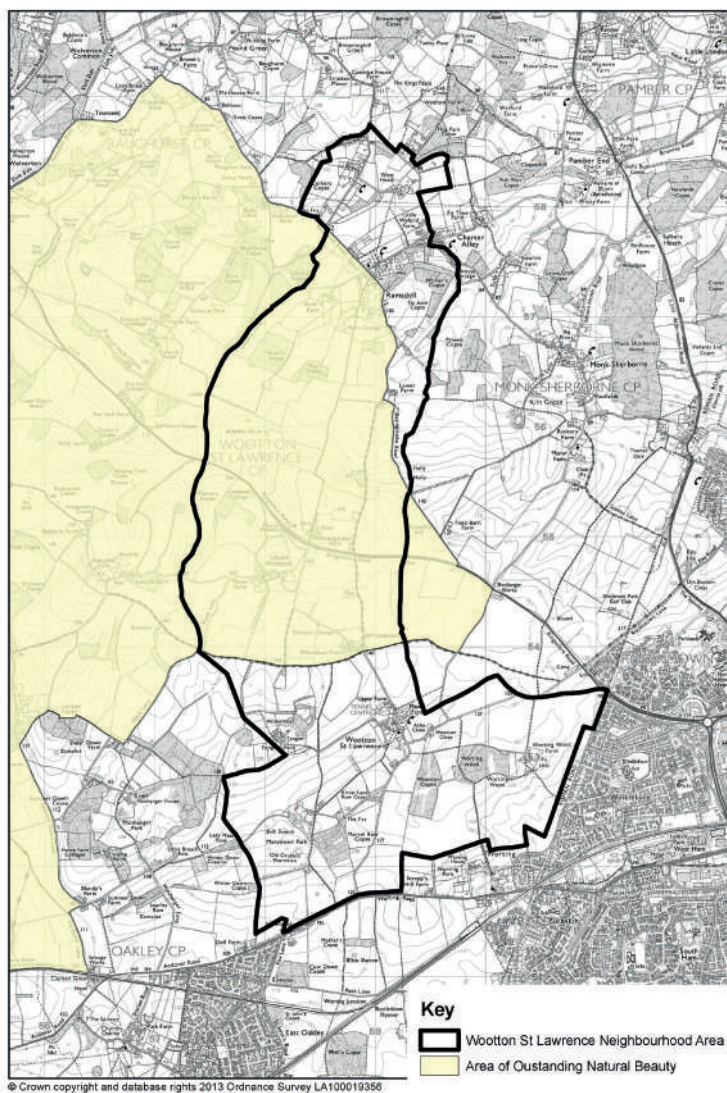


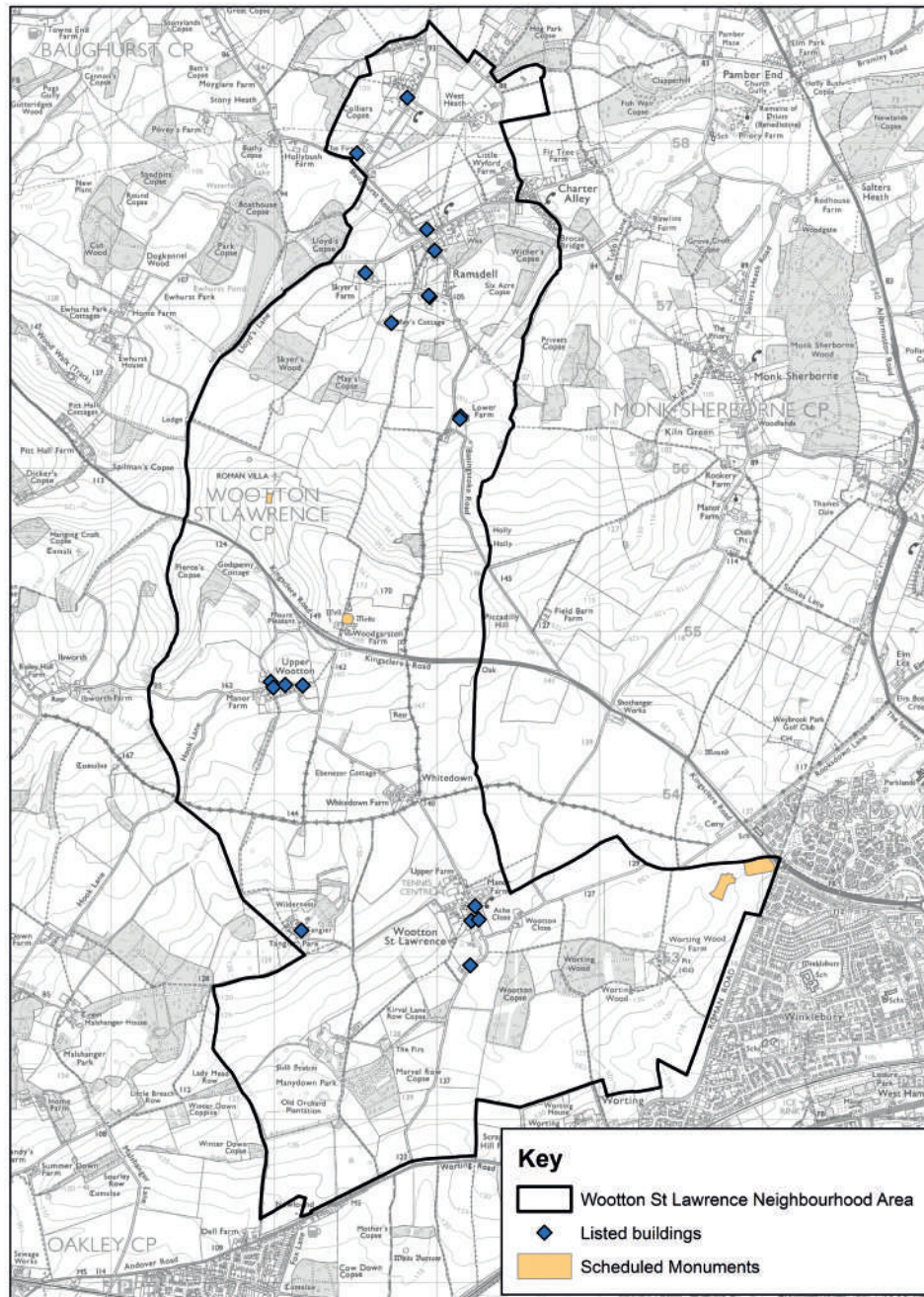
Fig 3: The extent of the North Wessex Downs AONB (area shown in cream) across the Parish whose boundary is outlined in black.

- 3.3.5 The Parish enjoys dark skies after sunset despite its close proximity to both Basingstoke and Tadley. This enables ideal corridors for the numerous species of bat roosting within the Parish.
- 3.3.6. It is clear from the Neighbourhood Plan questionnaire results that residents value the countryside around them and wish for it to be conserved for the future. This Neighbourhood Plan seeks to protect our countryside from urbanising developments while promoting accessibility though a network of Public Rights of Way.

3.4. Heritage

- 3.4.1. The Parish has a long and interesting history and many residents are keen to preserve the evidence of it. The Parish was originally known as the Manor of Wootton, deriving its name from the Old English 'wudutun' meaning woodland settlement or farm. The name was altered to the Manor of Manydown early in its history. At the time of the Domesday Book (1086), the land was held by the Bishopric of Winchester.
- 3.4.2. At the Dissolution of the Monasteries (1539), the Manor of Manydown was sold to its principal tenant William Wither. However, the Manor was reclaimed by the Church after the Restoration; the family received no compensation! The Manor was returned to the family 200 years later, after its purchase by the Rev. Lovelace Bigg-Wither in 1863, but he sold it to the Bates family after just 10 years.
- 3.4.3. Further historic detail can be found online at <http://www.wslr-pc-np.org/our-parish.html> as well as in Basingstoke's Willis Museum and the Basingstoke public library (where there are a series of books on the Parish and the Manydown estate).
- 3.4.4. In total, there are 19 listed buildings within the Parish. They include both its churches which form an integral part of the heritage and history of the Parish. There is a Conservation Area, centred in the area around Christ Church, Ramsdell which itself dates from 1867. Following the erection of the church the centre of Ramsdell village shifted northwards.
- 3.4.5. The older of the churches in the Parish is the Church of St Lawrence. This medieval church was, and still is, the centrepiece of the village of Wootton St Lawrence. It was substantially rebuilt in 1864, retaining the 12th century north arcade and tower and some of the 14th century windows.
- 3.4.6. Other listed buildings are predominantly houses and farm buildings. Amongst the most historically important of these is Tangier House. Tangier Park (formerly the Manor of Fabians) also passed from the Church into private ownership and, at the Restoration, was sold to Sir Thomas Hooke who built the present house in the 17th century renaming it after the town that formed part of the dowry of Catherine of Braganza on her marriage to King Charles II. It was later bought by the Rev. Lovelace Bigg-Wither who lived there himself until 1871 when it was sold with the rest of the Manydown Estate.
- 3.4.7. There are two scheduled ancient monuments: the ring motte at Woodgarston with its very deep Norman well and keep and a site of Roman buildings to the north west of Woodgarston. It is recorded that oak trees from Wootton St Lawrence were used by William of Wykeham to repair Winchester Cathedral and other church buildings in 1392. They are also reputed to have been used in the building of ships for Nelson's navy with evidence that some loads were 'diverted' for more domestic purposes while en route to the naval shipbuilders on the south coast. Brick-making in Ramsdell was established some four centuries ago and, by 1979 when the Ramsdell Brick Company closed, it had been producing some 900,000 bricks a year.





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Fig 4: Wootton St Lawrence Parish Area showing Ancient Monuments and Listed Buildings

3.5. Housing

3.5.1. Housing Mix

- 3.5.1.1. The concentration of houses in the Parish is in and around Ramsdell, which includes West Heath, Hollybush Lane and part of Charter Alley. A study of the housing mix through the 2011 Census confirms that there is a high proportion of detached dwellings (65 per cent) in the Parish – over twice that of the wider Basingstoke and Deane Borough (30.9 per cent) and far greater than the national average of 22.3 per cent. The proportion (41 per cent) of dwellings having four or more bedrooms is significantly higher than the Borough-wide figure of 26 per cent.
- 3.5.1.2. An analysis of planning decisions for new homes in the Parish during the period 2000 – 2017 reveals that 21 new homes have been approved). Ten of these units were affordable housing on an exception site at Sandpiper Close, Charter Alley, approved in 2007. Of the remaining 11 houses granted planning permission, six were detached homes with four or more bedrooms and none had two or fewer bedrooms.
- 3.5.1.3. Since 2000 the planning records show 33 houses have received permissions which resulted in additional bedrooms being constructed. Twenty of these permissions related to dwellings of three or less bedrooms being enlarged to four or more bedrooms. The past three years has seen a rise in the number of applications to extend homes, with 13 houses having had planning permission to add additional bedrooms, 12 of these increasing in size to five or more bedrooms.
- 3.5.1.4. The review of residential planning permissions since 2000 also examined replacement dwellings. This found a similar picture: three out of five of the permitted replacement dwellings were in and around Ramsdell and related to dwellings larger than those being replaced. This is not a situation unique to the Parish. The North Wessex Downs AONB Management Plan 2014-19 refers to the potential impact on the housing mix and landscape of the tendency towards new, large free-standing dwellings as replacement dwellings in the open countryside.
- 3.5.1.5. These planning decisions further reinforce the dominance of larger homes in the housing mix.

3.5.2. Housing Tenure

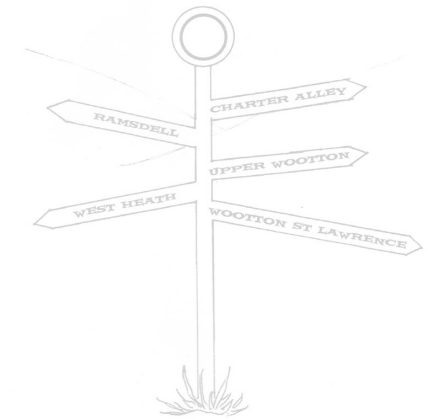
- 3.5.2.1. Looking at tenure in the 2011 census data, it shows that home ownership levels in the Parish, at 65 per cent, were broadly the same as the wider Borough (67.8 per cent) and the national average (64.1 per cent). The village of Wootton St. Lawrence however does have a higher proportion of rented properties compared to the remainder of the Parish as many of the residential properties there were built as farm workers' homes and remain part of the Manydown Estate.



3.5.3. Manydown Local Plan Allocation

Lying largely within the Wootton St Lawrence Neighbourhood Plan Area, the Manydown Garden Town allocation under Policy SS3.10 of the Basingstoke and Deane Local Plan (2011-2029) is the largest single land allocation for new housing in the Local Plan. An outline planning application for up to 3,250 houses, community and local shopping facilities, schools, healthcare facilities, allotments and leisure facilities is currently under consideration by the Borough Council. Outside this allocated area, the Basingstoke and Deane Local Plan (2011-2029) does not require the identification of any additional housing sites through this Neighbourhood Plan.

(See map on page 7 showing the position of the new development within – and beyond – the Neighbourhood Plan Area.)



3.6. Profile of Parish Residents

3.6.1. In the 2011 census, the Parish had a population of 636. The returns for the 2014 Neighbourhood Plan Questionnaire found that there was a high response from people aged 65 and over. However the 2011 census showed that 16.2 per cent of residents were in the 65+ age group which was not significantly at variance with the wider borough. The most significant difference was in the proportion of people in the 18-29 age bracket, which was 8.5 per cent in the Parish as compared to 13.9 per cent in the wider Borough. This possibly reflects the difficulty in securing affordable accommodation in the Parish.

3.6.2. There are a relatively high number of residents who are self-employed and who work from their homes in the Parish. The Parish also has a very high proportion of its residents educated to degree level or above: 64 per cent compared with 42 per cent in the wider Borough and 30 per cent across England and Wales.

3.7. Local Economy

3.7.1 Agriculture was the main source of employment in the Parish until World War 2. Since then increased mechanisation and a change to arable farming means the Parish has seen a huge decline in numbers employed on the land. There are no longer any dairy farms in the Parish and only one farm directly employs farm labourers. The same estate has a small herd of sheep and a few beef cattle but the majority of the farm is arable.

3.7.2. Another large employer in the Parish in the first half of the last century was the Ramsdell brick works. After brick production ceased, the 1980's saw a number of office and warehouse buildings erected on the site of the brick works and this is now the principle employment site within the Parish.

3.7.3. Within Wootton St Lawrence village there are several businesses including two financial and professional service companies employing some 30 people in total; none was resident in the village. A private nursery is based in the village; this employs up to 20 staff; again none lives in the village. A small number of local residents are employed in the Manydown Tennis Centre which has operated in the village for some 30 years.

3.7.4. One of the constraints on local businesses, and those residents who work from home, has been the inadequate broadband access experienced across the Parish; this is considered in Section 5 of the document.

3.8. Parish Facilities

- 3.8.1. The Parish has few facilities and is reliant on Tadley and Basingstoke for doctors, shops and dentists; it also has limited employment opportunities. Charter Alley, in part within the neighbouring Parish of Monk Sherborne, contains the only Public House in the Parish. The hamlet also has a hairdressing salon and garage, both of which are just outside our Parish.
- 3.8.2. Ramsdell's village hall is the only one across the Parish. Other facilities in Ramsdell are Christ Church (C of E) and the recreation ground with its cricket pitch and pavilion, hard tennis court and children's play area. Wootton St Lawrence, the smaller of the two main settlements, is centred on St Lawrence's Church (C of E) has a recreation ground with children's play area and is home to a commercial tennis facility with four outdoor and two floodlit indoor courts.



3.9. Transport

- 3.9.1. Public footpaths that were once used by villagers to walk to their place of work, to market and to places of worship are today now largely used for recreational purposes. At the northern extremity of the Parish is the only bridleway (Hollybush Lane) that runs through to Stoney Heath in Baughurst Parish. A Byway Open to All Traffic (BOAT) crosses the Parish from north to south from Lower Farm, Ramsdell, to Whitedown where it connects with an east-west BOAT running from the edge of Basingstoke to Ibworth.
- 3.9.2. Today residents of the Parish are largely dependent on private cars. While both the A339 and A340 are on bus routes linking Basingstoke with Kingsclere and Newbury, or Tadley with Basingstoke, these are not easily accessible for the majority of those who reside in the Parish. Limited subsidised bus services have been removed and today no regular public transport is readily accessible to local residents. Online shopping is well used by residents as was evidenced by the increasing number of delivery vehicles seen on village roads. The 2011 census revealed that only 4.2 per cent of households in the Parish did not have access to a car compared to 14.9 per cent in Basingstoke and Deane Borough. Two thirds of households in the Parish had two or more cars, substantially higher than the wider Borough average of 45 per cent.
- 3.9.3. A number of commercial premises are located on sites within or adjacent to the Parish. These predominantly employ staff living outside the Parish and are accessed only by car, adding to the weight of regular traffic into the villages. In addition, several of the sites are now being used as warehousing and storage facilities with the associated vehicles (HGVs) using unsuitable narrow country lanes and impacting their state of repair as well as breaking down roadside banks and hedges.
- 3.9.4. Road traffic surveys were undertaken in Ramsdell during October 2015 and again in June 2017. These were conducted on a week day from 06.00 hours to 18.30 hours. Comparison between the two surveys revealed that traffic levels increased by 17 per cent, with the largest percentage increase by vehicle type being of HGVs which rose by 80 per cent (see: <http://www.wslr-pc-np.org/evidence-base> for survey results). Second were the large vans associated with online shopping deliveries and, noticeably, the same ones appeared more than once during the period of the survey.

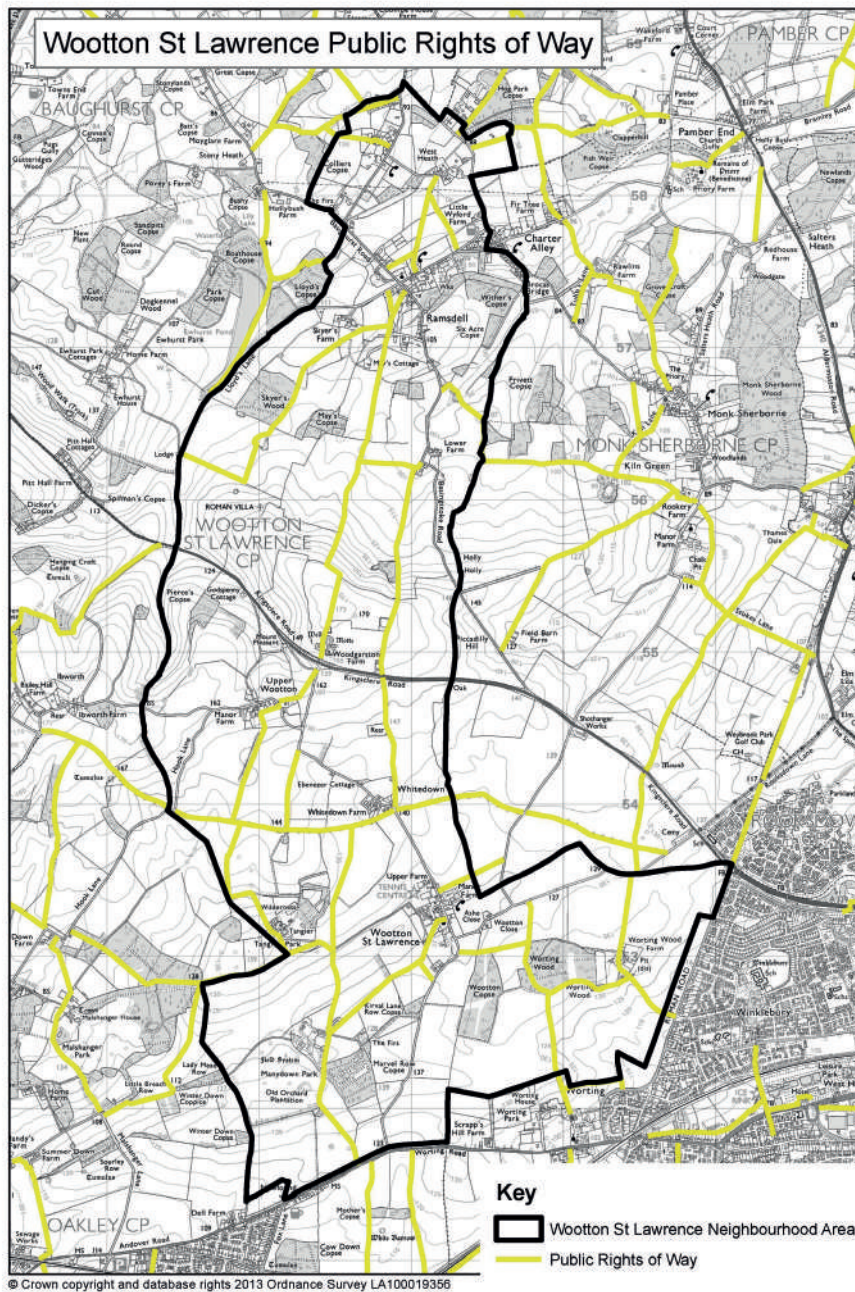


Fig 5: Public Rights of Way within the Plan Area

4.0 NEIGHBOURHOOD PLAN POLICIES

4.1. Introduction

- 4.1.1. The Neighbourhood Plan Area is under increasing development pressure. Given its location, this can take a number of forms ranging from new housing developments, large extensions, intrusive lighting, extension of gardens onto agricultural land, conversion of farm buildings to employment and residential use and much of this leading to increased traffic along narrow country lanes. Many of those residents who responded during the various stages of community engagement commented on how they valued the rural character of the parish and expressed concerns over the threats to it. This led to the Overarching Objective stated in Section 2.
- 4.1.2. This section of the Plan contains a series of policies that, in combination, seeks to protect the Plan Area from development which would diminish that cherished rural charm and deliver the Objectives set out in Section 2.
- 4.1.3. Each policy has been assessed against the principles set out in the National Planning Policy Framework (NPPF) as well as against the Objectives set out in this Plan. In addition to the policies, please also refer to the Actions included in Section 5 as these form part of the community aspirations but which are not able to be delivered through the Plan policies.

4.2. Countryside and Environment

Policy Objectives A and B

- A. *To conserve and enhance the landscape character of the Parish, its open views, and protects both open green spaces and important ecological sites and wildlife corridors.*
- B. *To maintain and visually enhance the physical separation of Wootton St. Lawrence village from the Manydown urban expansion of Basingstoke*

4.3. Protecting the Setting of Wootton St Lawrence village

Policy WSL1: Local Gap

Proposals for development within the Local Gap, will be acceptable provided it:

1. relates to the use of the land for informal recreation purposes
2. would not diminish the physical and/or visual separation of the village from the Manydown development area
3. would not compromise the integrity of the Local Gap, either individually or cumulatively with other existing or proposed development.



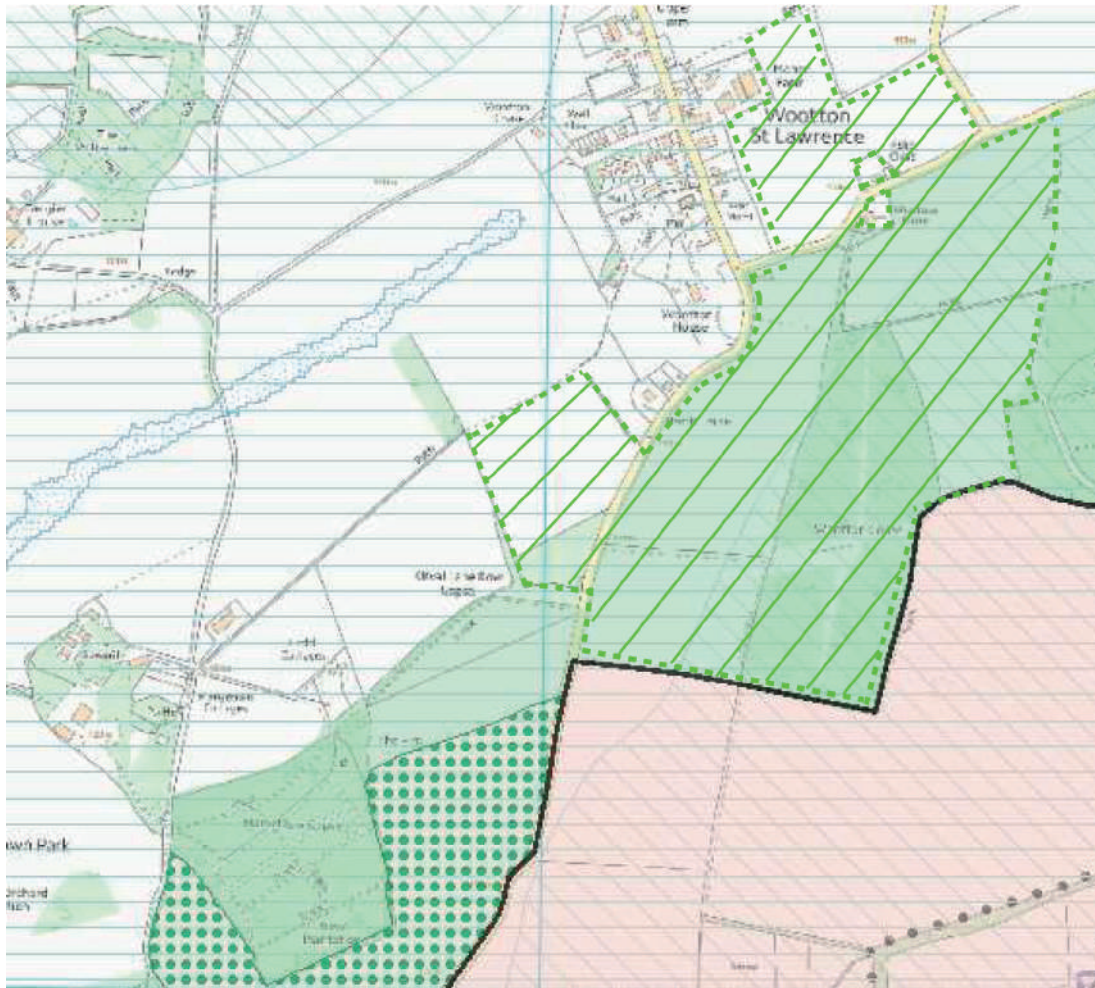


Fig 6: the Manydown Development area (shown red), the proposed Country park (in green) and the Local Gap (hatched).

4.3.1. The community engagement showed the importance residents attach to living within an attractive rural area and, while part of the Parish is afforded landscape protection by its inclusion within the North Wessex Downs AONB, other areas of land also contribute to the character that residents so cherish. This was particularly found to be the case of the village of Wootton St Lawrence where there was concern that the distinct character of this small downland village would be lost through the western expansion of Basingstoke under the Local Plan allocation of some 3400 new homes at Manydown (Local Plan Policy SS3.10).

4.3.2. The Basingstoke and Deane Local Plan includes a number of Strategic Gaps around Basingstoke with the purpose of preventing settlement coalescence and maintaining separate identities (Policy EM2). In the evidence supporting Local Plan Policy EM2*, it is clear that, on the western side of Basingstoke, the focus was on maintaining the separation from Oakley but there is no consideration for the village of Wootton St. Lawrence. The Local Plan does, however, propose a Country Park between the village of Wootton St Lawrence and the Manydown allocated site. The Country Park was identified through the Borough Council's Green Infrastructure Strategy 2013-2029 (July 2013) to provide a recreational space and as such is not serving the same purpose as the Local Plan's Strategic Gap Policy EM2.

* BDBC Strategic Gaps Topic Paper September 2014

4.3.3. Policy WSL1 is considered complementary to the Country Park allocation within the Local Plan, ensuring that that part of the Country Park identified as being within the Local Gap can retain its character and can be used as an informal recreational space. Such informal recreational uses should provide for walkers, runners, cyclists and should link into the wider public footpath network. The Local Gap only encompasses part of the proposed Country Park enabling formal recreational uses and for any associated built development to be focused elsewhere within the Park. The Local Gap does, however, encompass two areas of agricultural land beyond the Country Park allocation:

- Land on the eastern side of the village between the proposed Country Park and the village.
- Land on the western side of the lane on the southern approach to the village.

4.3.4. Both these areas of land are considered to make an important contribution to the landscape setting of the village and their inclusion reinforces other policies in the plan which seek to limit the extension of new development in the countryside as well as the aim of seeking the designation of a Conservation Area for Wootton St. Lawrence (see Section 5).



4.4. Local Green Space

Policy WSL 2: Local Green Space

Ramsdell and Wootton St. Lawrence recreation grounds, along with West Heath allotments, are designated as Local Green Space where new development will only be permitted in very special circumstances

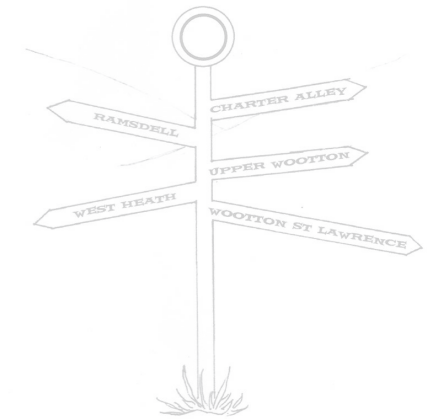
4.4.1. The National Planning Policy Framework (NPPF) states that local communities, through Local and Neighbourhood Plans, should identify such special protection of green areas that are of particular importance to them. The NPPF (paragraph 100) defines Local Green Space as being appropriate where the land is:

- a) *in reasonably close proximity to the community it serves*
- b) *demonstrably special to a local community and holds a particular local significance; for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife and*
- c) *local in character and is not an extensive tract of land.*

4.4.2. The Neighbourhood Plan designates the following three areas of land within the Plan as Local Green Space:

- I. Ramsdell Recreation Ground – the only publicly accessible area of open space within the village but its use for a range of activities is limited by the presence of the cricket pitch
- II. Wootton St Lawrence Recreation Ground – the only publicly accessible area of open space within the village
- III. Land at West Heath that is held in Trust as allotments – these are the only allotments in the Parish and the Parish Council would wish to explore, with the Trust, opportunities for local residents to access allotments on this land.

4.4.3. It is considered that both recreation grounds provide valued recreational facilities for the residents. Indeed, the Ramsdell Cricket Ground is well used by the Cricket Club drawing players from well beyond the Parish. The children’s play equipment on both recreation grounds, along with the club house and tennis courts at Ramsdell, are identified as ‘Valued Facilities’ under Policy WSL10. The land held in Trust for allotments located in West Heath is not currently being used widely for that purpose and amongst the actions identified in Section 5 is that the Parish Council explore with the Trust responsible for the land the potential for use of whole or part as allotment plots for Parish residents.



4.5. Access to the Countryside

Policy WSL3: Public Rights of Way

Proposals for Manydown Country Park shall demonstrate how it will be integrated into the wider public rights of way network of the Plan Area. This shall include:

1. improved ‘way’ marking both within the country park and the surrounding countryside; and
2. public rights of way information/education displays within the Country Park

Development proposals within the Plan Area must safeguard the character, use and amenity of existing footpaths and bridleways.

4.5.1. The countryside is an important leisure asset for residents. The creation of the Manydown Country Park, along with up to 3,250 new homes, will lead to additional pressures on the surrounding countryside that will need managing. However, the development does provide the opportunity to improve access to the countryside for walking, cycling and horse riding and other outdoor pursuits will be encouraged. Under Policy WSL3 proposals for the Country Park will be required to demonstrate how it will be integrated into the surrounding Public Rights of Way (PROW). The details of how the park will be laid out and managed will also need to demonstrate how the potential impact on the surrounding countryside will be mitigated through effective ‘way marking’ and information displays both within the site and the surrounding countryside.

4.5.2. Outside the Manydown development area and country park any proposals that would result in the loss or diversion of Public Rights of Way will be resisted. Section 5 contains further actions which the Parish Council will pursue in respect of improving and enhancing Public Rights of Way. (see map of PRowWs on page 20)

4.6. Light Pollution

Policy WSL4: Light Pollution

Outside the Manydown site allocation, development proposals that include external lighting must be accompanied by a lighting scheme prepared in accordance with the latest national design guidance*. Permission will only be granted where the submitted lighting scheme demonstrates that the following criteria can be achieved:

1. there is no adverse impact on neighbouring uses or the wider landscape;
2. will not have any adverse impacts on the habitats of protected species;
3. light levels are the minimum required for essential security and working purposes; and
4. the potential for glare and spillage is kept to a minimum.

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

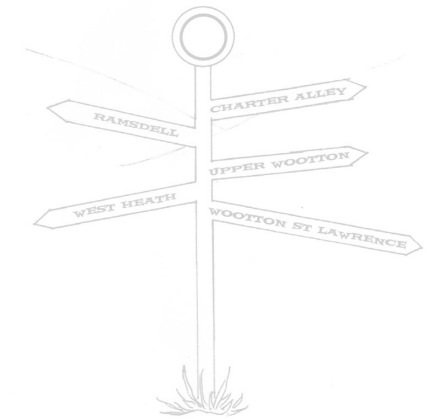
Where the proposal is for new or extended buildings, the submitted details should demonstrate that they have been designed to avoid unnecessary light spillage from internal lighting.

** The Institution of Lighting Engineers 'Guidance Notes for the Reduction of Obtrusive Light' 2005*

- 4.6.1. Responses from the community engagement indicated that many residents want to maintain the rural nature of the parish; this includes the glare and intrusion of artificial lighting. Paragraph 180 of the National Planning Policy Framework (NPPF) states that planning policies should seek to limit the impact of light pollution from artificial light on local amenities, intrinsically dark landscapes and nature conservation. The North Wessex Downs Area of Outstanding Beauty (AONB) Management Plan 2014-19 identifies as an important issue the adverse impact of intrusive lighting on the character and appearance of the landscape. Artificial lighting can have a detrimental impact on wildlife habitats too. The Basingstoke and Deane Local Plan Policy EM12 does provide that new development should not result in pollution which is detrimental to quality of life, or pose unacceptable risks to health or the natural environment.
- 4.6.2. With parts of the Parish in close proximity to Basingstoke there is already light pollution. Floodlighting from a sports facility in Wootton St Lawrence is noticeable when in use during the darker evenings. New or extended buildings in the countryside (including the villages and hamlets) can be intrusive at night where, for example, there is extensive use of roof lights and/ or large glazed windows. Other examples include floodlighting for ménages or security lighting around farmyards, stables and business facilities.
- 4.6.3. To ensure that the levels of light pollution within the Plan Area are not further increased, this Plan augments the Local Plan by requiring that new development proposals (outside of the Manydown site allocation) demonstrate they meet the criteria contained in Policy WSL4.



- 4.6.4. In considering applications for planning permission within the Manydown development and associated Country Park, careful attention will need to be paid to external lighting installations on roads and car parks, on pedestrian routes, at schools, sport and recreational facilities to demonstrate that the criteria that the objectives of Local Plan Policy EM12 are met.
- 4.6.5. The Institution of Lighting Engineers ‘Guidance Notes for the Reduction of Obtrusive Light’ 2005 provides lighting designers, planners and environmental health officers with recognised technical limitations on stray light. Limits are provided for each environmental zone for each of the main sources of nuisance light pollution: sky glow, glare, spill and building illuminance. All development with external lighting should meet or exceed Institute of Lighting Professionals guidance for the environmental zone in which the development is set to take place – not what it will become. The guidance sets out recommended limits for the main sources of light pollution; sky glow, glare and spill. The Institution of Lighting Professionals Guidance on Obtrusive Light can be downloaded either by searching on those key words or from the ILP website: www.theilp.org.uk
- 4.6.6. In addition to the issue of light pollution arising from external lighting, there also needs to be consideration of the potential for light spillage from lighting within buildings. The tennis courts at Wootton St Lawrence provide an extreme example of light spillage but other examples include large areas of glazing to roofs and walls in new dwellings and extensions. In designing new or extended buildings it is expected that consideration will be given to light spillage from the interiors. Where Design and Access Statements are required then consideration of potential for light pollution from both internal and external sources should be included.



4.7. Residential Development

Policy Objectives C and H

- *To maintain a mix in the housing stock and avoid the loss of smaller, more affordable homes through extension or replacement.*
- *To protect our countryside from new housing developments unless it can be demonstrated that there is an overriding need for the accommodation for a person wholly or mainly employed locally in agriculture or forestry.*
- *To ensure new development is of a design and appearance that respects its surroundings and enhances the character of the Plan Area.*

- 4.7.1. The policies WSL5, and WSL7 apply only to those parts of the Neighbourhood Plan area outside of the land allocated for development at Manydown under policy SS3.10 of the Basingstoke and Deane Local Plan (2011 – 2029)

4.8. New Housing

Policy WSL5: New Dwellings

New dwellings will only be permitted in the following circumstances:

- 1. Where the proposed dwelling(s) meet the criteria set out in Policy SS6 of the Local Plan. or*
- 2. The infilling of a restricted gap within the settlements of Wootton St Lawrence, Ramsdell, West Heath and Charter Alley subject to:*
 - a) the gap being within an otherwise continuous built up frontage to the public highway used by vehicular traffic*
 - b) the gap is not exceeding a width of 30 metres when measured between the buildings on either side.*

Other than dwellings permitted for the circumstances set out in Local Plan Policy SS6 (f) no dwelling consented should exceed 100 square metres gross external area (GEA) and where more than one unit is provided then at least 50% of the new units should not exceed 80 square metres gross external area (GEA)

All proposals for new dwellings should demonstrate that they meet the following criteria:

- 1) There would be no harm to the amenities enjoyed by the occupiers of neighbouring properties by reason of overlooking or overshadowing,*
- 2) Respects the character and pattern of surrounding development,*
- 3) It would not lead to the loss of attractive features on or adjoining the site such as trees, hedges, walls or buildings that contribute to the character of the area.*



- 4.8.1. The Neighbourhood Plan does not propose to allocate any sites for new homes given the number of new homes already proposed in the Parish at Manydown as well as landscape considerations and the constraints facing both Ramsdell and Wootton St Lawrence in terms of accessibility and lack of services. This is in line with the responses received from residents during the consultation stages. Policy WSL5 is intended to augment Local Plan (LP) Policy SS6 and specifically relates to any new open market housing unrelated to essential needs of rural businesses as defined in LP Policy SS6(f).
- 4.8.2. Outside of the Manydown allocated site, planning applications for new dwellings within the settlements and open countryside continue to come forward, albeit numbers are very low. The community engagement undertaken in the preparation of the Plan found that there was strong support for the protection of the countryside from further development. The NPPF (Paragraph 79) and the Local Plan (Policy SS6) provide that new dwellings in the countryside only be permitted in specified circumstances. Under the Basingstoke and Deane Local Plan, the Neighbourhood Plan Area outside the Manydown allocation is treated as countryside. This is where Policy SS6 sets out the criteria under which proposals for new housing will be assessed.

4.8.3. Factors such as the rising market value of large dwellings in the Plan Area, coupled with costs associated with moving, and opportunities for speculation are considered to be factors which have led to the high number of planning applications to extend existing dwellings and for larger dwellings to be erected. Having regard to the evidence gained from planning records since 2000, census data, and consultation responses, the loss of smaller dwellings through extension or replacement is an issue. The relaxations to permitted development rights introduced in 2013 also significantly increased the amount by which dwellings can be enlarged without the need for planning permission. This is particularly the case outside the AONB and Ramsdell Conservation Area. The extension of existing homes, along with demolition and replacement, has reduced the housing mix, leaving relatively few homes with three or less bedrooms within the Plan Area. Indications taken from the analysis of planning permissions are that the extension of smaller homes is becoming an increasing trend. This is resulting in a corresponding loss of smaller and more affordable dwellings, reducing opportunities for those residents in larger homes to downsize as well as those who are seeking to enter the housing market. The housing policies in this plan seek to retain a mix in size of housing stock in those parts of the Plan Area beyond the Manydown Garden Town site allocation.

4.8.4. Reference has been made earlier to concerns that where new dwellings (including replacements) have been permitted these are usually larger units. Together with extensions or replacement of smaller two and three bedroom homes, this is reinforcing the loss of a mixed housing base in the Parish. Evidence from planning application records confirms this. To address this, Policy WSL5 seeks to secure smaller dwellings in the limited instances where the infilling of a restricted gap in a built up frontage is achievable. A restricted gap has been defined as one which is not greater than 30 metres fronting onto a public highway used by vehicular traffic. There are few gaps within the named settlements which approach this width and the existence of such a gap does not mean that infilling will be acceptable as there are other criteria in the policy which need to be met. It is considered that infilling of such gaps would lead to only a modest number of additional dwellings. A condition removing permitted development rights for future enlargement will be applied in such instances. Outside of built up frontages, new dwellings on land not currently in residential use will be considered against Policy SS6 of the Basingstoke and Deane Local Plan. In designing proposals for new dwellings, consideration should be given to minimising/avoiding unnecessary light spillage from any glazed areas of extensions (see Policy WSL4).



4.9. Existing dwellings

Policy WSL6: Replacement or extension of dwellings

The replacement or extension of a 'dwelling' will be permitted where the proposal accords with the criteria set out in criterion (d) of Policy SS6 of the Basingstoke and Deane Local Plan (2011 – 2029) and provided that:

- 1. it would not result in a disproportionate increase in size over the existing dwelling*
- 2. it is sympathetic to the appearance and character of the existing dwelling and the surrounding area*
- 3. it would not harm the amenities enjoyed by the occupiers of neighbouring properties by reason of overlooking or overshadowing*
- 4. it does not lead to the loss of attractive features on or adjoining the site such as trees, hedges, walls or buildings that contribute to the character of the locality*

Ancillary annexe accommodation

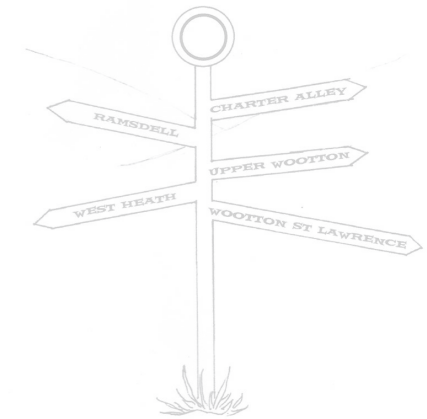
Where an extension is to provide for a residential annexe it should accord with the above criteria and:

- a) not capable of being made into a separate dwelling*
- b) be linked internally to the principal dwelling and be designed in such a way as to easily enable the annexe to be used as an integral part of the main dwelling at a later date. A separate external entrance to the annexe may be acceptable provided it is subsidiary to the entrance to the principal dwelling*
- c) have no boundary demarcation or sub-division of garden areas between the curtilage of the principal dwelling and the annexe*



- 4.9.1. Policy SS6(d) of the Basingstoke and Deane Local Plan (2011-2029) provides that extensions or replacement dwellings should be appropriate to the plot. Within the Neighbourhood Plan Area it is observed that the curtilage of a dwelling is often quite large relative to its size, leading to larger replacements and a continued loss of smaller dwellings. In assessing proposals for the replacement or extension of a dwelling, Policy WSL6 shifts the consideration of what is appropriate from plot size to consideration of the setting and size of the existing dwelling. Extensions to dwellings need to ensure that they can be “read” as an extension and do not dominate the existing dwelling. This policy seeks to ensure that a mix of housing remains in the plan area as, without this policy, dwellings may be extended to become large homes that are beyond the reach of some residents.
- 4.9.2. Policy SS6 of the Basingstoke and Deane Local Plan sets out criteria in respect of the extension of dwelling houses, namely that the size of the extension would be appropriate to the plot; and it would not be significantly visually intrusive in the landscape. Policy WSL6 augments this policy by setting out more detailed considerations which will be applied to proposals for extensions to dwelling houses. The policy is intended both to ensure the continued loss of smaller homes is limited and that the scale and appearance of any extensions respect the host property and its surroundings.

- 4.9.3 There have been an increasing number of planning applications for extensions that provide ancillary self-contained living accommodation often described as annexes. These additions can further undermine the mix and affordability of homes in the Plan Area and Basingstoke and Deane Local Plan is silent on such developments. In some instances accommodation is required to ensure that dependants can be cared for, while these are often referred to as ‘granny annexes’ they can also relate to other circumstances where care of a family member is required. Extensions to provide annexe accommodation should be designed to be readily capable of incorporation into the main dwelling should circumstances change as well as meeting other criteria relating to extensions.
- 4.9.4. When considering proposals for the extension of dwelling houses, the following design considerations will be applied:
- i. The design of extensions should be sympathetic, set back and subordinate in size to the original building and in keeping with the general character of the surrounding area. Where contemporary designs for extensions are proposed these should present design solutions which seek to integrate with and respect the existing building as well the surroundings. Elements such as windows and doors are particularly important as these can help to emphasise the local distinctiveness.
 - ii. Dormers should be small and unobtrusive, appropriate in scale and number to the main roof of the building. The size of these windows needs to be in proportion with the existing fenestrations and in accordance with the rhythm of the building.
 - iii. Particular attention needs to be given to boundary treatments and landscaping. The retention of existing trees, hedgerows and stone/brick walls is encouraged. Where removal of hedgerows and trees is demonstrated to be unavoidable, new planting should incorporate native species.
 - iv. Consideration should be given to minimising/avoiding unnecessary light spillage from glazed areas of extensions (see also Policy WSL4)
- 4.9.5. Planning permission to extend gardens in order to create space for enlarging or replacing a dwelling is unlikely to be granted planning permission. This would include circumstances outside the AONB where the extension of the garden could facilitate the extension of a dwelling under the provisions of the Schedule 2, Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.



WSL7: Detached buildings in the gardens of dwellings

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

1. are not excessive in size and are well related to the dwelling they serve
2. do not constitute a dominant feature, having regard to the scale of the existing dwelling nor detract from the rural character or appearance of the locality
3. would not harm the amenities enjoyed by the occupiers of neighbouring properties by reason of overlooking or overshadowing
4. are only for purposes incidental to the residential use of the existing dwelling and
5. are not readily capable of subsequent conversion to separate, self-contained, residential accommodation.

- 4.9.6. Provided they meet certain limits in terms of size and position and other conditions set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended) many garden buildings will be permitted development and do not need planning permission. However, where planning permission is required, Policy WSL7 sets out a number of criteria that will be applied to the consideration of planning applications.
- 4.9.7. There have been a number of planning applications to provide detached outbuildings with integral living accommodation often described as annexes. These additions further undermine the mix and affordability of homes in the Plan Area and Basingstoke and Deane Local Plan is silent on such additions. Proposals for new detached outbuildings to provide accommodation capable of being used independently of the main dwelling will not be supported under Policy WSL7.
- 4.9.8. The conversion of an existing outbuilding to residential use will require planning permission where it use would not be incidental to the main dwelling. In such instances the proposed conversion would be seen as the formation of a new planning unit and as such be considered under the Policy SS6 c) of the Basingstoke and Deane Local Plan.



Policy WSL8: Residential Garden Extension

Planning permission will only be permitted for the change of use of agricultural land to domestic garden where it would not facilitate built development and it respects and enhances:

1. *the landscape character and visual qualities of the surrounding area*
2. *the setting of a settlement, including important views to, across, within and out of settlements.*

- 4.9.9. Policy WSL8 expands on Policy EM1 of the Basingstoke and Deane Local Plan and is specific to an issue which has been observed within the plan area, namely that small pieces of agricultural land have been sold to adjacent residential landowners for which no planning applications were submitted. It is important that local residents are aware that extending gardens in this way does require planning permission for a change of use, without which owners could be liable to enforcement action requiring the land to be returned to agriculture.
- 4.9.10. The change of use of agricultural land to garden – often with new fencing, laying out of formal and manicured gardens, hedgerow removal, erection of outbuildings and domestic paraphernalia – can have a detrimental impact on the character of the countryside. The North Wessex Downs AONB Management Plan 2014-19 identifies the potential impact of the change of use of agricultural land to domestic garden use on the landscape.
- 4.9.11. In determining planning applications for extending garden land, consideration will be given to the impact of the change of use on the character of the countryside. If allowed to go unchecked, a proliferation of such changes in use could add to an unacceptable suburbanisation of the countryside.
- 4.9.12. Where planning permission is obtained to extend garden land, permitted development rights granted under Schedule 2, Part 1 Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 for outbuildings and other garden structures will be removed by condition.

4.10. Heritage

Policy Objective D

To protect and enhance the Parish's heritage for the benefit of existing residents and future generations.

- 4.10.1. The Neighbourhood Plan Area contains a number of designated heritage assets (see Fig 7 below for Ramsdell's Conservation Area and Fig 4 on page 16 for Listed Buildings and Scheduled Ancient Monuments) namely:
- Ramsdell Conservation Area
 - 20 Listed Buildings
 - 2 Scheduled Ancient Monuments
- 4.10.2. One of the actions contained in Section 5 of this Plan is that Basingstoke and Deane Borough Council be requested to consider designation of a Conservation Area for the village of Wootton St Lawrence.
- 4.10.3. Policy EM11 (The Historic Environment) of the Basingstoke and Deane Local Plan sets out the criteria against which development proposals that would affect designated or non-designated heritage assets will be assessed. It is considered that this Neighbourhood Plan does not require any additional policy in respect of the historic environment.

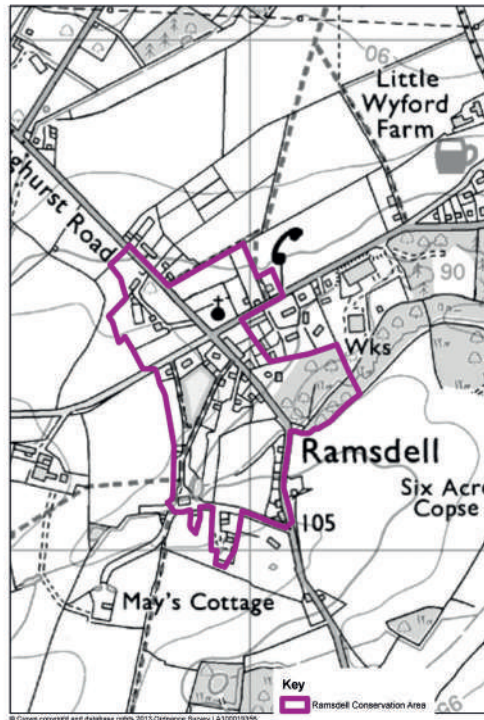


Fig 7: The extent of Ramsdell's Conservation Area

4.11. Community and Recreational Facilities

Policy Objective E & H

To preserve and enhance existing open community spaces and buildings and widen their use to include additional amenities to ensure community amenities contribute to developing a 'Sense of Community'.

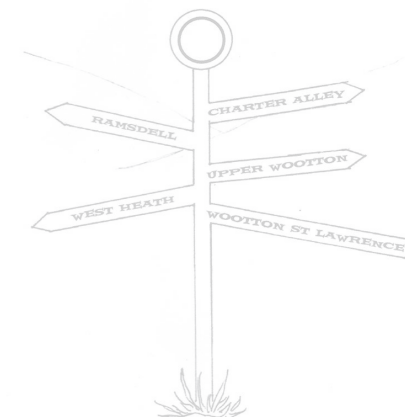
To ensure new development is of a design and appearance that respects its surroundings and enhances the character of the Plan Area

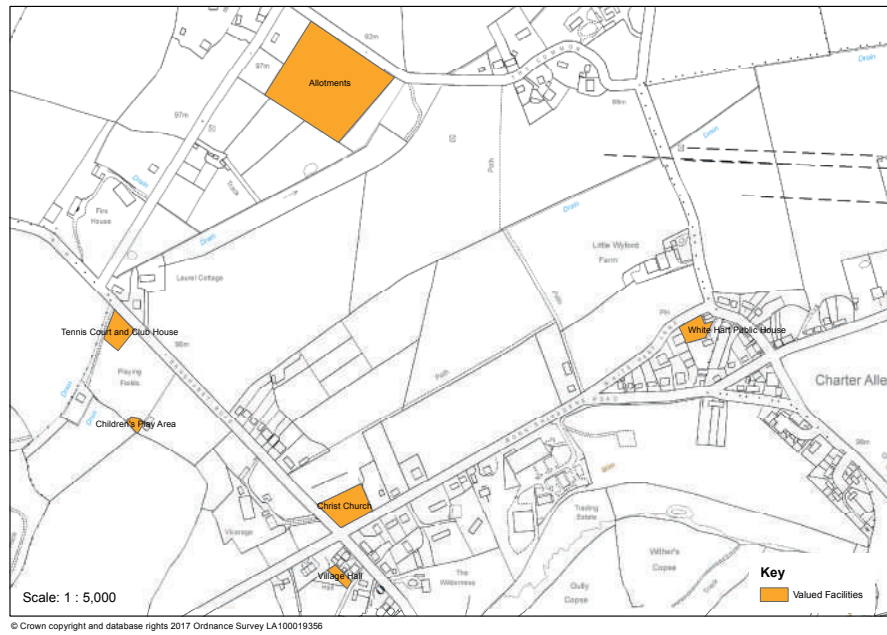
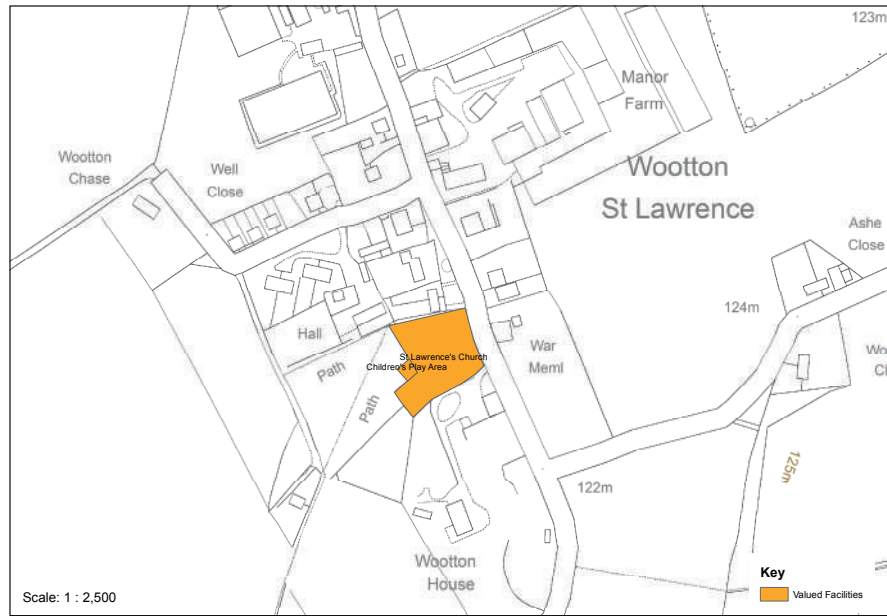
Policy WSL9: Valued Facilities

Proposals relating to the 'Valued Facilities' identified on the Neighbourhood Plan map will be permitted where they would result in improvements to that facility and/or assist in ensuring its continued availability.

Any proposals that would result in the loss of a 'Valued Facility' or have an adverse impact on its viability in the future will not be supported unless satisfactory alternative facilities are provided or it is demonstrated that the facility is no longer required or is no longer viable.

- 4.11.1. Section 8 of the National Planning Policy Framework (NPPF) states that planning policies should "promote the retention and development of local services and community facilities'. Paragraph 83 of the NPPF states that planning policies should enable the retention and development of community facilities including meeting places, sports venues, open space, public houses and places of worship. Paragraph 92 of the NPPF further reinforces this and uses the term 'Valued Facilities'.
- 4.11.2. Through the various consultations with those who live in the Parish, a number of 'Valued Facilities' have been identified. These 'Valued Facilities' are considered important in maintaining a good quality of life within the Parish and ensuring it remains a sustainable community into the future. The 'Valued Facilities' are listed in Figure 12 (page 36) and are identified in Figures 8 (page 34) & 9 (page 35). Policy WSL 10 should be read in conjunction with Policies CN7 and CN8 of the Basingstoke and Deane Local Plan 2011-2029 which supports the retention and improvement of such facilities.
- 4.11.3. Several of the facilities are located within land which has been designated Local Green Space under Policy WSL2 of this Plan. Proposals resulting in improvements to an existing 'Valued Facility' located in Local Green Space will constitute the 'very special circumstance' required by Policy WSL2.





Figs 8 & 9: Wootton St Lawrence (top) and Ramsdell (lower) designated Valued Facilities

Valued Facilities in Ramsdell			
Map Key	Name	Location	Use
1	Ramsdell village hall	Basingstoke Road, Ramsdell	Community Building
2	Christ Church	Ramsdell	Parish Church
3	White Hart Public House	Charter Alley	Public House
4	Ramsdell recreation ground, cricket pavilion, tennis court and equipped children's play area	Baughurst Road, Ramsdell	Recreation
Valued Facilities in Wootton St Lawrence			
1	St. Lawrence Church	Wootton St Lawrence	Parish Church
2	Recreation ground and equipped children's play area	Wootton St Lawrence	Recreation

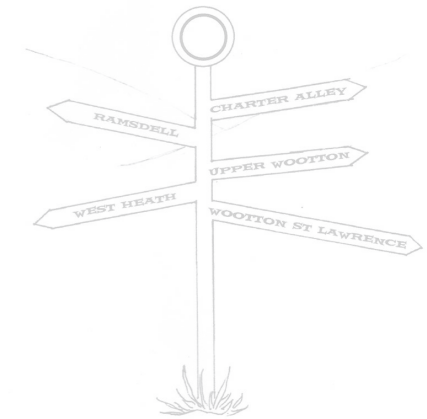


Fig 12 Valued Facilities within the Plan Area

Policy WSL10: Provision of Community Facilities

1. Where there is a clearly demonstrated need, new, replacement and relocated day nurseries, church and village halls will be permitted provided:
2. that there are appropriate levels of parking provided
3. where it is a replacement or relocated facility, it should be at least equivalent to the capacity and quality as the existing facility
4. it does not adversely affect the amenities enjoyed by any nearby residential properties
5. it is well related in both visual and accessibility terms to either Ramsdell or Wootton St Lawrence and
6. the building is of a scale and design that is in keeping with its surroundings.

4.11.4. Community engagement for the Plan found that residents did not consider there was a 'strong sense of community' in either of the villages. Residents of Wootton St Lawrence do not have a venue other than the Parish Church for meetings and, in Ramsdell, the village hall was seen to lack parking and is in need of replacement due to its age and timber construction, and the limited time remaining on the lease of the land. New and improved facilities for both villages will, it is hoped, help develop a stronger sense of community.

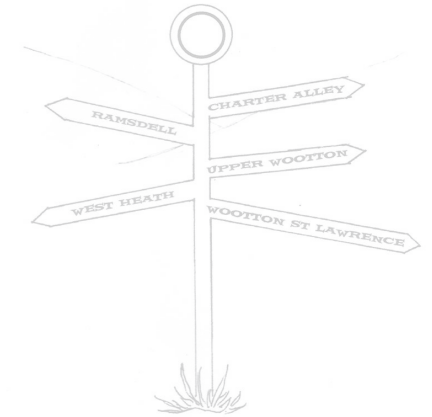
4.11.5. With the opportunities for developer contributions by way of Section 106 becoming available as the Manydown development comes forward, it is considered that the opportunity to provide a meeting place in Wootton St. Lawrence should be pursued (see Section 5 Actions). Policy WSL11 sets out the criteria for assessing planning applications for the specified community facilities and this should be read in conjunction with Local Plan Policy CN7. It should be noted that Policy CN7 includes a much wider definition of essential facilities (listed in paragraph 5.66 of that Plan) than those to which Policy WSL 11 relates.

4.12. Traffic and Transport

Policy Objective F

To minimise the impact of new development on the local road network, and to improve road safety within the Parish.

- 4.12.1. Of particular concern to residents of the Parish is the potential impact of the Manydown development on the local roads. However, additional Neighbourhood Plan policies specific to the traffic and transport to those in the Basingstoke and Deane Local Plan Policies CN9 (Transport) and SS3.10 (Manydown and off-site improvements) are not required.
- 4.12.2. Underpinning the employment policies contained in this Plan is the need to ensure that new developments do not exacerbate the problems already arising on the narrow country lanes of the Parish. Section 5 also considers potential actions, such as traffic calming and other restrictions to divert through traffic away from local lanes.



4.13 Employment

Policy Objectives G & H

To maintain local employment opportunities where this would not be to the detriment of amenities enjoyed by local residents or place additional pressure on local roads

To ensure new development is of a design and appearance that respects its surroundings and enhances the character of the Plan Area

Policy WSL11 Employment Sites

Where new or extended employment uses are proposed, then, subject to all other relevant development planning policies, it will be permitted where they:

1. accord with all relevant development Plan policies, including the criteria set out in Local Plan Policy EP4, and
2. would not adversely impact on the amenities enjoyed by nearby residential properties.

- 4.13.1. Section 6 of the National Planning Policy Framework (NPPF) emphasises that planning policies should support growth and expansion of businesses in rural areas as well as the diversification of agricultural and other land based businesses. However, the NPPF also emphasises in paragraph 84 that in locations poorly served by public transport, such as much of the Plan Area, it will be important to ensure that development is sensitive to its surroundings and does not have an unacceptable impact on local roads. The impact of increased traffic on local lanes, some of which arise from existing employment sites, is a matter of much concern to local residents. Policy EP4 of the Basingstoke and Deane Local Plan does state that, in considering proposals for employment uses in the countryside, the impacts on the local highway network including the type of traffic generated, the appropriateness for the rural roads and the impact on their character is an important consideration.

4.13.2. Policy WSL12 adds to the criteria set out in Local Plan Policy EP4 by requiring specific regard being made to the impact of a proposal on those who live in the vicinity of the site.



Figs 13 & 14: *The narrow lanes characteristic of the Parish*

5. OTHER ACTIONS AND PROJECTS

(This section does NOT form part of the Statutory Development Plan)

- 5.1. Policies in this Neighbourhood Plan, together with those in the Basingstoke and Deane Local Plan, will be used in the making of decisions on planning applications. However, some of the issues raised through community engagement cannot be addressed through the planning system. Nevertheless, these issues are important to local people. To show the community that their comments have been taken into account, this section lists actions that the Parish Council will be taking forward in order to address issues which cannot be secured through the policies in this Plan.
- 5.2. Some of the issues raised relate to the impacts that will, inevitably, arise from the Manydown Garden Town development and the Parish Council will be seeking financial contributions through an agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 that the Borough Council will be securing from developers.
- 5.3. One issue that figured highly in responses from local residents was the poor broadband coverage in parts of the Parish. A community initiative to secure fibre broadband in Ramsdell, West Heath and Hollybush Lane is well advanced and connections should be achieved by the time of the adoption of this Neighbourhood Plan.



Ref	Action	Prospective Partners
A	The Manydown Garden Town development will lead to increased traffic on the local road network. The Parish Council will seek the implementation of measures to divert through-traffic away from local lanes. This work will be funded through developer contributions secured by the S106 agreement	Hampshire County Council
B	Increased traffic and local roads in part arising from the Manydown Garden Town Development will add pressure to already poorly maintained local roads. The Parish Council will seek the developer contributions secured by the S106 agreement to secure on-going maintenance of local roads	Hampshire County Council
B	The Parish Council will seek developer contributions through the Manydown S106 agreement to enable way marking of Public Rights of Way and provision of information boards for walkers and cyclists	Hampshire County Council, Basingstoke & Deane Borough Council
C	The Parish Council will seek developer contributions through the Manydown S106 agreement to provide new or improved community facilities for both main settlements	Local Community Groups
E	With the removal in recent years of local bus services serving the Parish, the Parish Council will explore with others the opportunities for providing Community Transport	Neighbouring Parish Councils, Basingstoke & Deane Borough Council & Hampshire County Council
F	The Parish Council will seek to promote the designation of a Conservation Area for Wootton St. Lawrence village	Basingstoke & Deane Borough Council
G	To explore with the Trustees of the West Heath Allotments opportunities for greater use by parish residents	Allotment Trustees



GLOSSARY OF TERMS

AREA OF OUTSTANDING NATURAL BEAUTY (AONB) – Designated under the Countryside and Rights of Way Act 2000 these are areas that are outside national parks but are considered to have such natural beauty that it is desirable they are conserved and enhanced. Part of this Neighbourhood Plan Area lies within the North Wessex Downs AONB.

BASIC CONDITIONS – Planning legislation requires that Neighbourhood Plans must meet five basic conditions, these are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan
- the making of the neighbourhood development plan contributes to the achievement of sustainable development
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area) and
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations

BASINGSTOKE AND DEANE LOCAL PLAN -This Local Plan identifies where future development in the period up to 2029 should take place to meet local needs for homes, businesses, shops and other services, as well as the infrastructure to support them. It sets out areas that should be protected from development because they are important to local people or have environmental or heritage qualities and should be conserved.

BOAT – a Byway Open to All Traffic

COMMUNITY INFRASTRUCTURE LEVY (CIL) – Allows Basingstoke and Deane Borough Council to raise funds from developers undertaking new building projects in their area. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres. A percentage of the CIL 'pot' is passed down to the Parish Council in which the development is taking place.

CONSERVATION AREA – An area of special architectural or historic interest, the character and appearance of which the local planning authority has a duty to preserve and enhance. Conservation areas are legally designated by the Borough Council and identified on a map.

DESIGNATED HERITAGE ASSETS – These include Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, and Conservation Areas

DEVELOPMENT – Defined in Planning Legislation as “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

DEVELOPMENT PLAN – The adopted Local Plan and Neighbourhood Plans in force for a local authority area.

EVIDENCE BASE –The evidence upon which a development plan is based; principally, it is the background facts and statistics about an area and the views of stakeholders.

GEA – Gross External Area, The area of a building measured externally at each floor level.



HIGHWAY AUTHORITY – the Council that is responsible for the maintenance of public roads, in this plan area it is Hampshire County Council.

INDEPENDENT EXAMINATION – An examination of a proposed Neighbourhood Plan, carried out by a suitably qualified and experienced independent person. It considers whether a Neighbourhood Plan meets the basic conditions required including general conformity with the strategic policies contained in the development plan for the area of the Local Planning Authority.

ISSUES AND OPTIONS CONSULTATION – This stage consulted on options for dealing with different issues which had been identified through the initial community engagement stage.

LISTED BUILDING – A listed building or listed structure is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest.

LOCALISM ACT 2011 – A major piece of new legislation that includes wide ranging changes to local government, housing and planning. Included in this new Act is the introduction of Neighbourhood Development Plans.

LOCAL PLANNING AUTHORITY – The council that is empowered by law to exercise statutory town planning functions for a particular area. In this plan area it is Basingstoke and Deane Borough Council.

MITIGATION – Measures taken to reduce adverse effects of a development. For example, changing the way the development is carried out to minimise to minimise these effects, possibly through appropriate methods or timing.

NATIONAL PLANNING POLICY FRAMEWORK – Revised in July 2018, this document sets out the government's planning policies for England and how these are expected to be applied.

OBJECTIVE – The aim or goal to assist in achieving the overall vision for the area.

PRE-SUBMISSION PLAN – This Plan had set out the Vision, Objectives and draft Policies of the Plan. It was the subject of a statutory six week public consultation through January and February 2018. The consultation was with bodies whose interests could be affected by the Draft Neighbourhood Plan and included all qualifying residents of the Plan Area, locally-based businesses and community groups and landowners within the Parish.

PERMITTED DEVELOPMENT – alludes to certain 'minor' building works that do not require a planning application prior to being carried out.

PLANNING CONDITION – A condition imposed on a grant of planning permission and which must be met by the applicant.

PLANNING PERMISSION – the formal approval needed from a local planning authority to allow a proposed development to proceed. Permission may be applied for in principle through an outline planning application, or in detail through a full planning application.

NEIGHBOURHOOD PLAN REFERENDUM – Where the Independent Examiner recommends that the Draft Neighbourhood Plan can proceed, the Local Planning Authority will organise and fund a Referendum. Anyone on the electoral roll for the Plan Area will be entitled to vote. A simple majority of votes (50 per cent of those voting, plus one) in favour of the Neighbourhood Plan is sufficient for it to succeed.



SCHEDULED MONUMENT – This is a nationally important archaeological site, building or structure that is protected by the Ancient Monuments and Archaeological Areas Act of 1979 against any unauthorised change.

SECTION 106 AGREEMENT – A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

STRATEGIC ENVIRONMENTAL IMPACT ASSESSMENT – In some limited circumstances, where a Neighbourhood Plan is likely to have significant environmental impact, it may require a strategic environmental assessment. Draft Neighbourhood Plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a ‘screening’ assessment.

STRATEGIC POLICY – A policy that is essential for the delivery of a strategy; for example, the overall scale and distribution of housing and employment in a local authority area.

SUSTAINABLE DEVELOPMENT – This is an approach to development that aims to allow economic growth without damaging the environment or natural resources. The National Planning Policy Framework (NPPF) gives five guiding principles for sustainable development: living within the planet’s means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

