



Basingstoke
and Deane

B.D.
27 APR 2022
K.L.

Ref:
(for official use only)

Basingstoke and Deane Borough Council

Representation form for the Ashford Hill with Headley Neighbourhood Plan

Ashford Hill with Headley Parish Council has submitted their Neighbourhood Plan to the Local Planning Authority (Basingstoke and Deane Borough Council) who are now consulting on the plan. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally. The consultation runs from **Monday 14 March 2022 to 4pm on Tuesday 3 May 2022.**

Representations should be submitted by no later than **4pm on 3 May 2022** online at www.basingstoke.gov.uk/AHHNP. Representations can also be made by returning this form or writing to Basingstoke and Deane Borough Council.

by post to: Planning Policy Team, Civic Offices, London Road, Basingstoke RG21 4AH

by email to: local.plan@basingstoke.gov.uk

This form has two parts:

Part A – personal details

Part B – your representation(s) – please identify which part of the document your comment relates to by completing the appropriate box. Additionally, please complete a separate form for each representation.

PART A

Personal details (if an agent is appointed, please complete only the

Title, Name and Organisation boxes below but complete the full contact details of the agent in 2)

Title	MRS
First name	ANNE
Last name	AYRES

Agent's details (if applicable)

Title	
First name	
Last name	
Job title (where relevant)	
Organisation (where relevant)	
Who are you representing?	
Address	
Postcode	
Telephone number	
Email address	
Preferred method of contact	Email <input type="checkbox"/> Post <input type="checkbox"/>

Are you responding as:

- | | | | |
|---------------------------------------|-------------------------------------|--------------------------------|--------------------------|
| An individual | <input checked="" type="checkbox"/> | A town or parish council | <input type="checkbox"/> |
| A district/borough council | <input type="checkbox"/> | A borough councillor/MP | <input type="checkbox"/> |
| On behalf of an organisation | <input type="checkbox"/> | On behalf of a community group | <input type="checkbox"/> |
| A landowner/developer/agent/architect | <input type="checkbox"/> | Other | <input type="checkbox"/> |

PART B

PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

1. Which part of the Ashford Hill with Headley Neighbourhood Plan does your representation relate to?

- a. Paragraph b. Policy c. Other

2. Do you support or oppose that part of the Ashford Hill with Headley Neighbourhood Plan?

- Support Oppose

Please provide comments on the part of the neighbourhood plan that you refer to in Q1.

Please remember that the examiner will test whether the neighbourhood plan meets the basic conditions and other relevant legal requirements. Your representation(s) should therefore aim to address whether or not the neighbourhood plan meets the basic conditions.

I support this policy & hope it will be utilised forcefully.
We are owners of Great Haughurst Copse mentioned in Appendix 4
of the Neighbourhood Plan (Map label 36).
Connectivity of the landscape is vital.

Please state any improvements or modifications that you feel ^{could} ~~should~~ be made to the neighbourhood plan.

Green corridors could be identified & built into the plan so areas are protected from the beginning. So, using riparian corridors is possibly a good first step. Alternatively, green corridors can be identified over time, but they MUST be protected & enhanced, in my view.

Continue on a separate sheet if necessary

The majority of neighbourhood plan examinations are expected to be through written representations. However, should the examiner decide there is a need for a public hearing, please state below whether you would like to participate.

3. If a public hearing is necessary would you like to participate?

a. No, I do not wish to participate at the examination public hearing

b. Yes, I wish to participate at the examination public hearing

4. If a public hearing is required please outline why you consider that your participation is necessary. Please note the examiner will determine the most appropriate procedure.

Continue on a separate sheet if necessary

Data Protection Statement

In complying with the General Data Protection Regulation (GDPR), Basingstoke and Deane Borough Council confirms that it will process personal data gathered from this form only for the purposes relating to the consultation. It is intended to publish responses to the Ashford Hill with Headley Neighbourhood Plan consultation on the council's website. This will include publication of names of respondents and company names (where appropriate). Please ensure you do not include any personal information in Part B of the document. Copies of all consultation responses, including Part A, will be available to view at the council offices, and photocopies can be made of these representations on request.

Personal information will also be shared with the appointed examiner, who may wish to contact you to discuss your comments and concerns, prior to the examination of the neighbourhood plan.

Please indicate below if you wish to be kept informed of the progress of the Ashford Hill with Headley Neighbourhood Plan and if you are happy for us to contact you.

- a. If you wish to be notified of the Examiner's Report please tick box
- b. If you wish to be notified of the 'Made' Neighbourhood Plan please tick box

Basingstoke and Deane Borough Council is the data controller for the personal information you provide on this form. You can contact the council by phone on 01256 844844, via email to customer.service@basingstoke.gov.uk or by writing to us at Civic Offices, London Road, Basingstoke RG21 4AH. The council's Data Protection Officer can be contacted at dpo@basingstoke.gov.uk

We will process personal data provided on this form only for the purposes relating to this consultation. A summary of consultation responses may be reported to the relevant council Committee and published on the council's website.

As a public authority the council is subject to the provisions of the Freedom of Information Act (FOIA) and Environmental Information Regulations (EIR). This means we may be required to disclose information provided as part of this consultation if it is requested. Personal data will not be disclosed under FOIA or EIR.

- we will share your information with the appointed examiner for the purpose of examining the neighbourhood plan.
- we will not disclose any information to other organisations unless we are required by law to do so
- your personal details will only be held as long as is needed for this consultation and in accordance with our retention policy

For further details on how your information is used; how we maintain the security of your information and your rights, including how to access information we hold on you and how to complain if you have any concerns about how your personal details are processed, please visit www.basingstoke.gov.uk or email dpo@basingstoke.gov.uk



B.D.D.C.
27 APR 2022
K.L.

Ref:
(for official use only)

Basingstoke and Deane Borough Council

Representation form for the Ashford Hill with Headley Neighbourhood Plan

Ashford Hill with Headley Parish Council has submitted their Neighbourhood Plan to the Local Planning Authority (Basingstoke and Deane Borough Council) who are now consulting on the plan. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally. The consultation runs from **Monday 14 March 2022 to 4pm on Tuesday 3 May 2022.**

Representations should be submitted by no later than **4pm on 3 May 2022** online at www.basingstoke.gov.uk/AHHNP. Representations can also be made by returning this form or writing to Basingstoke and Deane Borough Council.

by post to: Planning Policy Team, Civic Offices, London Road, Basingstoke RG21 4AH

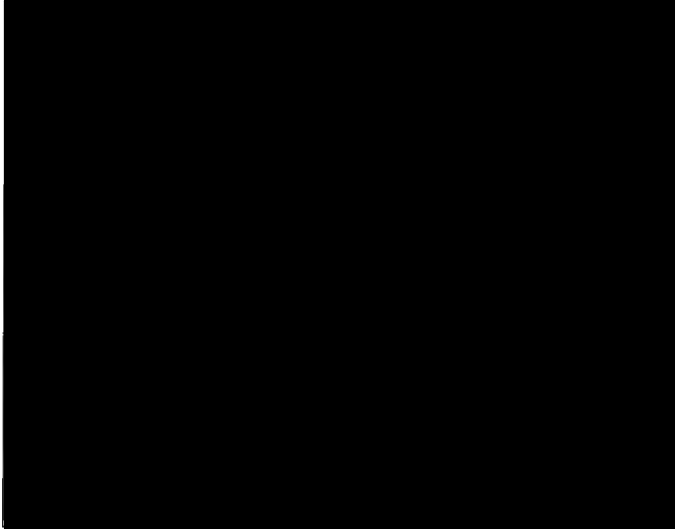
by email to: local.plan@basingstoke.gov.uk

This form has two parts:
Part A – personal details
Part B – your representation(s) – please identify which part of the document your comment relates to by completing the appropriate box. Additionally, please complete a separate form for each representation.

PART A

Personal details (if an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2)

Title	MRS
First name	ANNIE
Last name	AYRES



Agent's details (if applicable)

Title	
First name	
Last name	
Job title (where relevant)	
Organisation (where relevant)	
Who are you representing?	
Address	
Postcode	
Telephone number	
Email address	
Preferred method of contact	Email <input type="checkbox"/> Post <input type="checkbox"/>

Are you responding as:

- | | | | |
|---------------------------------------|-------------------------------------|--------------------------------|--------------------------|
| An individual | <input checked="" type="checkbox"/> | A town or parish council | <input type="checkbox"/> |
| A district/borough council | <input type="checkbox"/> | A borough councillor/MP | <input type="checkbox"/> |
| On behalf of an organisation | <input type="checkbox"/> | On behalf of a community group | <input type="checkbox"/> |
| A landowner/developer/agent/architect | <input type="checkbox"/> | Other | <input type="checkbox"/> |

PART B

PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

1. Which part of the Ashford Hill with Headley Neighbourhood Plan does your representation relate to?

- a. Paragraph b. Policy *Natural Environment Policy NE 2* c. Other

2. Do you support or oppose that part of the Ashford Hill with Headley Neighbourhood Plan?

- Support Oppose

Please provide comments on the part of the neighbourhood plan that you refer to in Q1.

Please remember that the examiner will test whether the neighbourhood plan meets the basic conditions and other relevant legal requirements. Your representation(s) should therefore aim to address whether or not the neighbourhood plan meets the basic conditions.

I support this unequivocally.

Please state any improvements or modifications that you feel should be made to the neighbourhood plan.

Continue on a separate sheet if necessary

The majority of neighbourhood plan examinations are expected to be through written representations. However, should the examiner decide there is a need for a public hearing, please state below whether you would like to participate.

3. If a public hearing is necessary would you like to participate?

a. No, I do not wish to participate at the examination public hearing

b. Yes, I wish to participate at the examination public hearing

4. If a public hearing is required please outline why you consider that your participation is necessary. Please note the examiner will determine the most appropriate procedure.

Continue on a separate sheet if necessary

Data Protection Statement

In complying with the General Data Protection Regulation (GDPR), Basingstoke and Deane Borough Council confirms that it will process personal data gathered from this form only for the purposes relating to the consultation. It is intended to publish responses to the Ashford Hill with Headley Neighbourhood Plan consultation on the council's website. This will include publication of names of respondents and company names (where appropriate). Please ensure you do not include any personal information in Part B of the document. Copies of all consultation responses, including Part A, will be available to view at the council offices, and photocopies can be made of these representations on request.

Personal information will also be shared with the appointed examiner, who may wish to contact you to discuss your comments and concerns, prior to the examination of the neighbourhood plan.

Please indicate below if you wish to be kept informed of the progress of the Ashford Hill with Headley Neighbourhood Plan and if you are happy for us to contact you.

- a. **If you wish to be notified of the Examiner's Report please tick box**
- b. **If you wish to be notified of the 'Made' Neighbourhood Plan please tick box**

Basingstoke and Deane Borough Council is the data controller for the personal information you provide on this form. You can contact the council by phone on 01256 844844, via email to customer.service@basingstoke.gov.uk or by writing to us at Civic Offices, London Road, Basingstoke RG21 4AH. The council's Data Protection Officer can be contacted at dpo@basingstoke.gov.uk

We will process personal data provided on this form only for the purposes relating to this consultation. A summary of consultation responses may be reported to the relevant council Committee and published on the council's website.

As a public authority the council is subject to the provisions of the Freedom of Information Act (FOIA) and Environmental Information Regulations (EIR). This means we may be required to disclose information provided as part of this consultation if it is requested. Personal data will not be disclosed under FOIA or EIR.

- we will share your information with the appointed examiner for the purpose of examining the neighbourhood plan.
- we will not disclose any information to other organisations unless we are required by law to do so
- your personal details will only be held as long as is needed for this consultation and in accordance with our retention policy

For further details on how your information is used; how we maintain the security of your information and your rights, including how to access information we hold on you and how to complain if you have any concerns about how your personal details are processed, please visit www.basingstoke.gov.uk or email dpo@basingstoke.gov.uk



Basingstoke
and Deane

Basingstoke and Deane Borough Council
Civic Offices, London Road,
Basingstoke, Hampshire RG21 4AH
www.basingstoke.gov.uk | 01256 844844
customer.service@basingstoke.gov.uk
Follow us on [Twitter](#) [Facebook](#) @BasingstokeGov

Planning Policy Team
Basingstoke and Deane Borough Council
Sent via email: [REDACTED]

Appendix 1: BDBC response to the AHHW NP

Our ref: Ashwood Hill with Headley NP

3 May 2022

Dear Planning Policy,

Please find a representation from Basingstoke and Deane Borough Council which I am formally submitting to Ashwood Hill with Headley Neighbourhood Plan Regulation 16 Consultation which is due to close at 4pm on Tuesday 3rd May.

The council are a statutory consultee for the neighbourhood plan. These comments have been produced by officers in relation to the submission Regulation 16 Neighbourhood Plan and namely relate to comments which have previously been provided at the Regulation 14 consultation. Where relevant, new comments have also been made in relation to the submission Neighbourhood Plan and these are clearly shown in the appended table. These comments have been viewed by the Portfolio Holder for Planning and Infrastructure and are currently subject to a formal sign off process. Where relevant, the council will contact the Inspector if there are any issues with the formal sign off process if raised after the close of the consultation.

Yours sincerely,

Matt Melville

How the LPA's comments on the Pre-Submission draft Plan have been addressed in the Submission Neighbourhood Plan and Remaining Issues.

The table below sets out the comments provided by the LPA in response to the pre-submission Regulation 14 consultation in 2021, and how these have been addressed by the submission version of the Plan.

Section/ Policy	Issue	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Submission Plan
Page 7, paragraph 2	<p>The text should make reference to the additional Basic Condition that the making of the neighbourhood plan 'does not breach, and is otherwise compatible with, EU obligations and human rights requirements'. This is still a requirement, despite Brexit.</p> <p>It may be helpful to set out the Basic Conditions in full to provide a clear context for the Plan.</p>		Include reference to additional Basic Condition	Met.
Section 9	<p>Suggest introductory text highlights that the policies in the Plan should be read together, and that the Plan should be read in conjunction with the policies in the Local Plan.</p> <p>There are some places where the Neighbourhood Plan covers the same topics as the Local Plan but does not include the same level of detail. The NPPF states that where there is a conflict between policies the most recent planning policy takes precedence. Although some of the policies highlight specific cross overs, it would be prudent to include a 'catch all' statement to clarify that where there are minor differences between the AHHNP and ALP policies, these do not imply there is a conflict between the two and they should be read together.</p>	NPPF para 30	Include additional supporting text.	Met (but paragraph would be better before Section 9.1).
Section 9.1 (Landscape)	Introductory text to Section 9.1 and supporting text to Policy L1 should include reference to the recently-		Update references to the Landscape	Met.

Section/ Policy	Issue	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Submission Plan
	published Landscape Character Assessment (May 2021) .		Character Assessment.	
Section 9.1 Landscape and Policy L1	<p>The identification of strategic views is supported – however these are not specifically referred to in Policy L1 (though it is noted they are referred to in Policy H3 in another part of the document). It is suggested that these are referred to this policy.</p> <p>This section also identifies the importance of public footpaths and bridleways. The Plan could go further by:</p> <ul style="list-style-type: none"> • Mapping the PRoWs, and; • Referring to the importance of protecting views from the PRoWs in Policy L1. <p>The policy could also helpfully identify the importance of retaining hedgerows / existing boundaries that complement and are part of the landscape character.</p>		<p>Consider including a reference to strategic views and PRoWs in the policy.</p> <p>Consider including a map showing all Public Rights of Way within the Parish boundary.</p>	<p>Met.</p> <p>Policy L1 has been amended to include a bullet point relating to strategic views and public rights of way; and also a bullet point identifying the importance of retaining hedgerows when they are part of the landscape character.</p>
Policy L2	It would be helpful to explain why maintaining dark skies is an important issue for the Parish, to provide a fuller justification for this policy.		Include additional supporting text	Met. Additional information added to Policy L2's supporting text.
Section 9.2	Introductory text identifies designated sites but does not include Sites of Importance for Nature Conservation (SINCs).		Include additional supporting text	Met (page 15).
Policies NE1 and NE2	These policies include a headline requirement for development to 'reflect the principles and requirements of BDBC's Landscape, Biodiversity and Trees SPD'.		Revise policy wording.	Met.

Section/ Policy	Issue	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Submission Plan
	It is considered that this would be better expressed in the supporting text (and could be made more specific). Local Plan Policy EM4 (Biodiversity, Geodiversity and Nature Conservation) is also relevant.			
Policy NE1	Suggest BP1 is amended to state: ‘... provide net gains in biodiversity habitats and/or connectivity <u>including connecting to the green infrastructure network</u> ’ BP3: ‘habitats together into broader networks <u>a more robust green infrastructure network</u> ’	NPPF para 170 d) and PPG (Paragraph: 027 Reference ID: 8-027-20190721)	Revise policy wording.	BP3 in Policy NE1 has been changed. This suitably elevates the status of the GI network in this policy.
Policy NE2	BP2: Requirement to ‘seek to retain veteran (trees)’ is less strong than NPPF para 175(c). Should also explicitly support retention of hedgerows (as well as trees) (to provide continuity with BP3 which states ‘where loss of trees or hedgerows is unavoidable...’). BP4: ‘...that contribute to <u>the green infrastructure network</u> , character and biodiversity of the Parish...’ This is suggested to ensure that wider network enhancement opportunities are not missed. Also, ‘ <u>native trees and hedgerows</u> ’.	NPPF para 175	Revise policy wording	Addressed by minor changes to BP1, BP2 and BP3 in Policy NE2.
Policy HA1	BP3: ‘...that affect non-designated heritage assets (including non-designated archaeology) <u>or their setting</u> will be considered...’ The policy could also require a Statement of Significance to be submitted to demonstrate an		Revise policy wording	(policy renamed: Policy HA) Met. However, a further minor amendment is suggested as Figure 12

Section/ Policy	Issue	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Submission Plan
	understanding of the significance of any affected heritage assets or their setting.			<p>shows listed buildings not locally listed buildings (the title is incorrect).</p> <p>It is suggested that the requirement for a Statement of Significance is slightly changed to provide greater clarity and to require a 'heritage statement including a statement of significance for any affected heritage assets'.</p>
Local Valued Facilities	Are there any built facilities at LVF No 6 (Rugby/football pitches)? If not, it is suggested this should only be protected as a Local Green Space (it is currently proposed to be both).		Consider whether Site No 6 should be retained as a LVF.	Met. The pitches are no longer identified as an LVF.
Local Valued Facilities	<p>Text prior to LVF1:</p> <p>'Applications for improvements to such facilities will constitute the 'very special circumstance' required by Policies LVF1 and LVF2'.</p> <p>This text should be deleted as the test is more relevant to LGS policies.</p> <p>It would be more precise if LVF1 referred to the LVFs 'identified in Table XX' rather than the more general reference to 'in the Plan'</p>		Revise supporting text	Met.

Section/ Policy	Issue	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Submission Plan
Policy LGS1	<p>The descriptions of the proposed LGSs in the text are helpful, however, it is suggested that an appendix is provided explicitly setting out how each space meets each of the 3 tests in NPPF in para 100. It is necessary for a LGS to meet all 3 requirements.</p> <p>From the information provided, there is a concern that the following may not meet the requirements:</p> <ul style="list-style-type: none"> - The sports pitches near Companna – is the inclusion of the adjacent heathland justified? - Is Headley Ford in ‘reasonably close proximity’ to the community it serves’? <p>It is also suggested that the boundary of Mill Green Common Ground LGS is checked and confirmed.</p> <p>For clarity, it is recommended that policies LGS1 and LGS2 are combined and the names of the LGS are listed in the policy. In LGS2 it is not necessary to say ‘when the Plan is ‘made’ by BDBC’.</p>	NPPF para 101 and 144	Further justification of LGSs	<p>(policy renamed: Policy LGS)</p> <p>The submission plan now helpfully includes an appendix justifying how the proposed LGSs meet the NPPF’s requirements.</p> <p>It is understood that the heathland by Companna is a valued local space for walking and ecologically distinctive.</p> <p>Although Headley Ford is physically separate from the village it could still be deemed to be in ‘reasonably close proximity’ because it is one of Headley’s ‘distinguishing features’.</p>
Policy PCF	<p>Suggest this policy directly follows the LVF policies as these are closely related (and the supporting text to the LVF policies about the policy being read alongside Policy CN7 is also relevant). Could they be grouped as Community Facility policies?</p> <p>The supporting text describes why the policy supports a new/replacement church and village hall, but it is not</p>		<p>Possible reordering of policies.</p> <p>Additional supporting text</p>	This has not been addressed but does not affect the basic conditions.

Section/ Policy	Issue	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Submission Plan
	explained why a new day nursery is specifically supported.			
Policy H1	<p>Concern about having a list of the circumstances where development would be supported in the SPB (under bullet point 1). As the list is limited, it implies that other types of development (such as the conversion of (non-agricultural) buildings or sub-divisions) would not be supported. This would not be in general conformity with Local Plan Policy SS1.</p> <p>It is noted, however, that the subsequent paragraph (starting 'Development proposals within...') is broader, and so does not conflict with the Local Plan, but is inconsistent with the NP's initial bullet points.</p> <p>Should the policy be retained in a similar form it is necessary to provide greater clarity about what 'suitably located' means in the context of previously developed sites (in sub-BP2).</p> <p>Are there any agricultural buildings within the SPB?</p>	NPPF paras 77-79	Revise policy wording. Review whether policy is required.	<p>(policy renamed: Policy HD1)</p> <p>Met. The policy has now been simplified to address the points previously made.</p>
Policy H1	The council's Issues and Options consultation included a review of the relative sustainability of the borough's settlements and included Headley alongside Ashford Hill in Category 5 (Small Villages). The consultation document's supporting text states that, 'in line with the above categorisation, the Local Plan Update will need to consider if SPBs should be included around these		Review policy wording.	<p>(policy renamed: Policy HD1)</p> <p>Met. The policy refers to 'any settlement policy boundary' which future proofs it in the event that further SPBs are identified</p>

Section/ Policy	Issue	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Submission Plan
	<p>settlements to bring them in line with other settlements included in the sustainability categories’.</p> <p>Although a decision has not been taken on whether Headley should have an SPB, it is suggested that Policy H1 could be future proofed by removing explicit reference to Ashford Hill (when reference is made to the ‘defined settlement policy boundary’). This would provide greater flexibility in the future, should it be required.</p>			<p>within the parish through the Local Plan Update.</p>
Policy H2	<p>The first paragraph of Policy H2 should be removed as it does not set out planning policy.</p> <p>Paragraph 2 should be made more precise, with greater clarity about what ‘predominantly’ means (is it more than 50% of dwellings)?</p> <p>Although it seems to have been intended, it could be made clearer that the housing mix should apply to market homes and affordable homes <i>separately</i> and not a blended mix of the two. This would be worth clarifying, as an overall mix of predominantly smaller dwellings could be contrived to include large market homes and small affordable homes.</p> <p>The final sentence ‘The 2019 survey confirmed a local need for such housing’ is not required in the policy (and is noted in the supporting text).</p>	<p>NPPF para 77 and PPG (Paragraph: 017 Reference ID: 70-017-20210524 and Paragraph: 013 Reference ID: 67-013-20210524)</p>	<p>Review policy wording</p>	<p>(policy renamed: Policy HD2)</p> <p>Partially met.</p> <p>It is considered that the points raised in the Reg 14 response have been met.</p> <p>Paragraph 2 requires 70% 1-3 bedroom units. This aligns with the priorities identified through the parish council’s survey and the proportions identified in Principle 3.1 of the council’s adopted SPD. However, it is suggested that the policy</p>

Section/ Policy	Issue	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Submission Plan
				<p>should include a reasonable degree of flexibility to allow local circumstances to be taken into account, where they are suitably justified.</p> <p>However, it is unclear why (in the final sentence) the percentage should be determined in relation to area rather than number of units. A policy which relied upon identifying the proportion of 'small' units would be easier to implement and consistent with the LPA's approach elsewhere in the borough.</p>
Policy H3	<p>NPPF para 125 states that 'Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development'.</p> <p>Suggest that this policy relates to the design of all types of development (not just housing). Although the policy wording is not specific to housing, the policy title ('Housing Policy H3) indicates that it is, and this could cause confusion.</p>	NPPF paras 124/125	Clarify scope of policy and review policy wording.	<p>(policy renamed: Policy HD3)</p> <p>Met. This policy has been significantly revised and improved since the Reg 14 consultation.</p>

Section/ Policy	Issue	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Submission Plan
	<p>BP1: It is considered that BP1 could be broadened beyond just density and pick up some of the features of high quality development highlighted in bullet point 3 (which are referred to only in the context of heritage assets but would be relevant for all).</p> <p>BP2: Suggest that it is made clear that, 'development should be locally distinctive <u>to the character of the area</u>'.</p> <p>Section 10 does not include the signposted information about local vernacular, but this appears to be set out in Section 9.3 (page 22). This has a strong emphasis on detailed heritage features, but there would be an opportunity for this section to instead identify (perhaps slightly more broadly) what design features make the Parish distinctive. It could also identify other features, such as building set back, trees and hedges etc that contribute to local character.</p> <p>BP3: Suggest these should be a requirement for all development (not just heritage assets). Consider extent to which sub-criteria repeat other parts of the Plan.</p> <p>BP5: Overlaps with requirements set out in Policy L1.</p> <p>BP6: Overlaps with Policy TTP2. 'Adequate parking' should be informed by the BDBC Parking Standards SPD. It is also not clear what would make allocated parking 'appropriate' or why garages 'should not be isolated within the plot' (or precisely what this means).</p>			

Section/ Policy	Issue	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Submission Plan
	<p>BPs 7 and 8 are not structured around, 'development will be permitted where...' and the requirements (and the reasons for including them) are not fully explained/justified in the supporting text. In relation to criterion 7, not all proposals will have an outline planning stage (they may be 'full' applications), and it is not entirely clear what standard it is requiring development to meet (and whether that is different to the requirements of Local Plan Policy EM7 (Managing Flood Risk)).</p>			
Policy LE1	<p>Although high-speed broadband/mobile is desirable, it would not be essential for all employment uses (and does not relate to the supporting text). It is considered that planning permission could not be refused because a site didn't include this. It could therefore only be encouraged but not made mandatory.</p> <p>Policy EP4 (which is cross-referenced to) only relates to economic uses in the countryside (so would not be relevant to development in the SPB, which also falls within the scope of this policy).</p> <p>The second sentence of the supporting text identifies some specific impacts (neighbour amenities, highways) which could be included in the policy text (but these are picked up by other policies in any case). If not, it is unclear whether a policy is required.</p>		Review policy wording.	Met.
Policy LE2	It is not clear if the bullet points are relevant to both elements of the policy (diversification and conversion).		Review policy wording	Although amendments have been made, the

Section/ Policy	Issue	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Submission Plan
	<p>For example, there may be diversification schemes that do not include building conversions.</p> <p>This type of development may also have heritage impacts.</p> <p>Would be helpful to explain the relationship with ALP Policy EM4.</p>			<p>structure of the policy does not make it clear that the requirements in the bullet points also apply to the first paragraph. Without this change, the policy would support increases in commercial or recreational activity without any constraints.</p>
Policy TTP1	<p>This policy appears to duplicate the requirement of Policy H3 (BP 6), and is also similar to Local Plan Policy CN9 (criterion h)</p> <p>It is recommended that:</p> <ul style="list-style-type: none"> • The term ‘off street’ is used rather than ‘off-road’. • The policy should refer to BDBC’s Parking Standards Supplementary Planning Document to define ‘adequate’. • Should add ‘unless an essential justification can be demonstrated’ to provide a reasonable degree of flexibility. <p>There is no supporting text to this policy. It would be helpful to explain why this policy is necessary.</p>		Review policy wording	<p>Elements of this policy repeat Policy CN9, criterion h, however it is recognised to be an important local issue.</p> <p>The second paragraph should be changed to reflect the fact that the adopted Parking Standards SPD sets standards not recommendations.</p>

Section/ Policy	Issue	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Submission Plan
Policy TTP2	<p>The first paragraph would be better as a supporting statement as it provides the national policy context.</p> <p>Paragraph 2 should be rephrased to be positively worded. It is recommended that the policy requirements and the reasons for it are explained in more detail. It is noted that a similar policy in another NP in the borough was recently removed by the examiner. Greater detail could be included to explain what type of changes would be 'unsympathetic' and how they would have an urbanising effect.</p> <p>Should it say footways in paragraph 2 (rather than footpaths)?</p> <p>Paragraph 3: Is the 'following map', Figure 31?</p> <p>The policy title refers to Public Rights of Way but these don't seem to be covered by the policy. The policy could give emphasis to protecting these rights of way, protecting their setting, and ensuring they remain accessible in the interests of enjoying the countryside.</p>	NPPF para 98, PPG (Paragraph: 004 Reference ID: 37-004-20140306)	Review policy wording and scope of policy.	<p>It is recognised that this policy has been significantly changed. Although it is desirable that all development should provide safe pedestrian and cycling access, this may not be possible in all parts of the rural parish, so this should be suitably caveated.</p> <p>It is unclear how the second paragraph differs from the safety requirement of TTP1, or why access is required 'adjacent' to the site.</p>

Jessica Wells

From: The Coal Authority-Planning [REDACTED]
Sent: 18 March 2022 08:16
To: Local Plan
Subject: FW: [External] Consultation on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan

Follow Up Flag: Follow up
Flag Status: Flagged

**** PLEASE NOTE: This message has originated from a source external to Basingstoke & Deane Borough Council, and has been scanned for viruses. Basingstoke and Deane Borough Council reserves the right to store and monitor e-mails ****

Dear Planning Policy Team

Thank you for your notification below regarding the Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan Submission Consultation.

The Coal Authority is only a statutory consultee for coalfield Local Authorities. As Basingstoke and Deane Borough Council lies outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.

This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.

Kind regards

Deb Roberts

 The Coal Authority

Deb Roberts *M.Sc. MRTPI*
Planning & Development Manager – Planning & Development Team

T: [REDACTED]
[REDACTED]
W: [gov.uk/government/organisations/the-coal-authority](https://www.gov.uk/government/organisations/the-coal-authority)

My pronouns are: she / her
How to pronounce my name (phonetic spelling): Deb Rob-erts

From: Local Plan [REDACTED]
Sent: 14 March 2022 15:35
To: Local Plan [REDACTED]
Subject: [External] Consultation on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan

WARNING: This email originated outside of the Coal Authority. DO NOT CLICK any links or open any file attachments unless you recognise the sender and know the content is safe. Check the spelling of any email addresses carefully for anything unusual. If you are unsure please contact the ICT Service Desk for guidance.



Basingstoke
and Deane

Planning Policy

Consultation on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan

Basingstoke and Deane Borough Council is now in receipt of the final submission version of:

the Ashford Hill with Headley Neighbourhood Plan (AHHNP) along with all accompanying documentation required under the Regulations; and
the East Woodhay Neighbourhood Plan (EWNP) along with all accompanying documentation required under the Regulations.

Both neighbourhood plans set out a vision for the neighbourhood area and planning policies which will be used to determine planning applications locally and guide development in the neighbourhood area up until 2029.

Both the submission AHH NP and EW NP will be both subject to formal public consultation from **Monday 14 March 2022 to 4pm on Tuesday 3rd May 2022.**

You are being consulted as you are a statutory consultee or are on the council's planning policy database.

What does the AHH NP Neighbourhood Plan consist of and where can it be viewed?

The Submission Ashford Hill with Headley NP consists of the following:

Submission Ashford Hill with Headley NP
Consultation Statement
Basic Conditions Statement
Strategic Environmental Assessment report and decision notice

From Monday 14 March 2022, these documents, along with a guidance note, can be viewed on the council's website at www.basingstoke.gov.uk/AHHNP, or will be available for public inspection at:

Basingstoke and Deane Borough Council Offices (8:30am - 5:00pm on Mondays to Thursdays, and 8:30am - 4.30pm on Fridays);
Basingstoke Discovery Centre (8:30am - 6:30pm on Mondays to Fridays, and 8:30am - 4:30pm on Saturdays);

Tadley Library (9:30am - 5:00pm on Mondays, Fridays and Saturdays, and 9:30am - 1:30pm on Tuesdays)
Newbury Central Library, The Wharf, Newbury, RG21 5AU (9am - 5pm Monday-Wednesday and Friday, 9am- 6pm Thursday and 10am - 4pm on Saturdays).
Headley Shop, Thornford Road (6:00am - 5:30pm on Mondays to Fridays, 6:30am - 12:30pm on Saturdays, and 7:30am - 10:00am on Sundays)
RA and MD Butler, Ashford Hill (8:00am - 5:00pm Mondays to Fridays, 8:00am – 1:00pm on Saturdays)

What does the EW NP Neighbourhood Plan consist of and where can it be viewed?

The Submission East Woodhay NP consists of the following:

- Submission East Woodhay NP
- Consultation Statement (and appendices)
- Basic Conditions Statement
- Strategic Environmental Assessment report and decision notice

From Monday 14 March 2022, these documents, along with a guidance note, can be viewed on the council's website at www.basingstoke.gov.uk/EWNP, or will be available for public inspection at:

- Basingstoke and Deane Borough Council Offices (8:30am to 5:00pm on Mondays to Thursdays, and 8:30am to 4.30pm on Fridays);
- Basingstoke Discovery Centre (8:30am to 6:30pm on Mondays to Fridays, and 8:30am -4:30pm on Saturdays);
- Newbury Central Library, The Wharf, Newbury, RG21 5AU (9am - 5pm Monday-Wednesday and Friday, 9am- 6pm Thursday, and 10am - 4pm on Saturdays).
- Peter Brunsdon Associates, Old Axe and Compass, East End, Newbury, RG20 0AA (9:00am-17:30 Monday to Saturday).
- Woolton Hill Church Hall, Church Road, Woolton Hill, Newbury, RG20 9XF
- East Woodhay Village Hall, East Woodhay, Newbury, RG20 0AR.

How can you make your representations on the above neighbourhood plans?

Representations in relation to the neighbourhood plans and supporting documents should be submitted to the borough council using one of the following methods:

online response form for Ashford Hill with Headley NP which can be accessed via:

www.basingstoke.gov.uk/AHHNP

online response form for East Woodhay NP, this can be accessed via:

www.basingstoke.gov.uk/EWNP

Return representation form or submit written comments by post to: Planning Policy Team, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke RG21 4AH

return representation form or submit written comments by email

to: local.plan@basingstoke.gov.uk

Only those representations that are made in writing and that are received by the council within the consultation period (**ending at 4pm on 3rd May 2022**) will be considered. All responses will then be forwarded to the plan's examiner once he/she is appointed.


When making your representation, please can you indicate whether you wish to be participate in an Examination Public Hearing (should the examiner decide there is a need for one) and also whether you wish to be notified about the Examiner's Report and the 'Made' AHH NP or EW NP.

If you require further information, or advice on how to respond to this consultation please contact Basingstoke and Deane Borough Council's Planning Policy Team by telephoning 01256 845175 or by emailing the team at local.plan@basingstoke.gov.uk.

Please also contact us via return email if you wish to amend your details or remove your details from the database.

To sign up to receive planning policy updates or to view planning policy consultations, please visit: www.basingstoke.gov.uk/planning-policy-consultations

 local.plan@basingstoke.gov.uk

 01256 844844

 Civic Offices, London Road, Basingstoke, RG21 4AH

 Opening hours
Monday to Thursday 8.30am to 5.30pm (Friday 5pm)

Data Protection ??? personal data you provide to the council will be processed in line with the General Data Protection Regulation (GDPR) and Data Protection Act 2018. For more information on how your information is used; how we maintain the security of your information and your rights, including how to access information that we hold on you and how to complain if you have any concerns about how your personal details are processed, please see our [privacy statement](#)

This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately. Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. Basingstoke and Deane Borough Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this e-mail. All GCSx traffic may be subject to recording and / or monitoring in accordance with relevant legislation

This email has been scanned by the Symantec Email [Security.cloud](#) service.
For more information please visit <http://www.symanteccloud.com>

Making a better future for people and the environment in mining areas. Like us on [Facebook](#) or follow us on [Twitter](#) and [LinkedIn](#).

This email has been scanned by the Symantec Email [Security.cloud](#) service.
For more information please visit <http://www.symanteccloud.com>

Jessica Wells

From: Guy Hirson <[REDACTED]> on behalf of Guy Hirson [REDACTED]
Sent: 03 May 2022 19:15
To: Local Plan
Subject: AHHNP Comment

Follow Up Flag: Follow up
Flag Status: Flagged

**** PLEASE NOTE: This message has originated from a source external to Basingstoke & Deane Borough Council, and has been scanned for viruses. Basingstoke and Deane Borough Council reserves the right to store and monitor e-mails ****

Dear Caroline,

We feel unable to comment constructively on the proposed plan as we feel it is undermined by Cllr Rhatigan repeatedly, so we do not understand what benefit it will bring.

He has supported large-ish scale developments (18 houses) down narrow countryside lanes, citing support from the Local Plan and the Parish, despite vociferous opposition from the Parish Council and the latter perspective seldom seems to carry weight. He has cited me being in support of tree removal on the A339, when I oppose it. He has proffered guidance and support for building on agricultural land.

We feel that any adjustment effort on the plan would be counterproductive as he will ride roughshod over it anyway.

I wish you well in getting it through anyway. We are broadly in agreement with limited, sustainable development that is appropriate for rural settings and in keeping with the need for affordability. What is needed is infrastructure development (village shopping, transport links, medical and educational facilities for local communities), not large houses for elite buyers.

Yours sincerely,
Guy Hirson

Sent from my iPhone

Jessica Wells

From: South East ePlanning [REDACTED]
Sent: 15 March 2022 09:39
To: Local Plan
Subject: FW: Consultation on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan

Follow Up Flag: Follow up
Flag Status: Flagged

**** PLEASE NOTE: This message has originated from a source external to Basingstoke & Deane Borough Council, and has been scanned for viruses. Basingstoke and Deane Borough Council reserves the right to store and monitor e-mails ****

Dear Sirs

Re: Consultation on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan

Thank you for consulting Historic England on the Submission version of the Ashford Hill with Headley Neighbourhood Plan. Historic England is the government's advisor on planning for the historic environment, including the conservation of heritage assets and championing good design in historic places. As such we limit our review to those areas that fall within our remit and silence on other matters should not be treated as approval or consent.

We are happy to confirm that we have no comments to submit on this occasion.

Yours faithfully

Katie

Katie Rowden
Business Officer
Hampshire and Isle of Wight (London & South East)
Regions Group

Historic England
Floor 4 The Atrium, Cannon Bridge House, 25 Dowgate Hill, London, EC4R 2YA

[REDACTED]

For information, my usual working days are: Monday, Tuesday and Thursday

From: Local Plan [REDACTED]

Sent: 14 March 2022 15:35

To: Local Plan [REDACTED]

Subject: Consultation on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan

THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you



Basingstoke
and Deane

Planning Policy

Consultation on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan

Basingstoke and Deane Borough Council is now in receipt of the final submission version of:

the Ashford Hill with Headley Neighbourhood Plan (AHHNP) along with all accompanying documentation required under the Regulations; and
the East Woodhay Neighbourhood Plan (EWNP) along with all accompanying documentation required under the Regulations.

Both neighbourhood plans set out a vision for the neighbourhood area and planning policies which will be used to determine planning applications locally and guide development in the neighbourhood area up until 2029.

Both the submission AHH NP and EW NP will be both subject to formal public consultation from **Monday 14 March 2022 to 4pm on Tuesday 3rd May 2022**.

You are being consulted as you are a statutory consultee or are on the council's planning policy database.

What does the AHH NP Neighbourhood Plan consist of and where can it be viewed?

The Submission Ashford Hill with Headley NP consists of the following:

- Submission Ashford Hill with Headley NP
- Consultation Statement
- Basic Conditions Statement
- Strategic Environmental Assessment report and decision notice

From Monday 14 March 2022, these documents, along with a guidance note, can be viewed on the council's website at www.basingstoke.gov.uk/AHHNP, or will be available for public inspection at:

Basingstoke and Deane Borough Council Offices (8:30am - 5:00pm on Mondays to Thursdays, and 8:30am - 4.30pm on Fridays);

Basingstoke Discovery Centre (8:30am - 6:30pm on Mondays to Fridays, and 8:30am - 4:30pm on Saturdays);
Tadley Library (9:30am - 5:00pm on Mondays, Fridays and Saturdays, and 9:30am - 1:30pm on Tuesdays)
Newbury Central Library, The Wharf, Newbury, RG21 5AU (9am - 5pm Monday-Wednesday and Friday, 9am- 6pm Thursday and 10am - 4pm on Saturdays).
Headley Shop, Thornford Road (6:00am - 5:30pm on Mondays to Fridays, 6:30am - 12:30pm on Saturdays, and 7:30am - 10:00am on Sundays)
RA and MD Butler, Ashford Hill (8:00am - 5:00pm Mondays to Fridays, 8:00am – 1:00pm on Saturdays)

What does the EW NP Neighbourhood Plan consist of and where can it be viewed?

The Submission East Woodhay NP consists of the following:

- Submission East Woodhay NP
- Consultation Statement (and appendices)
- Basic Conditions Statement
- Strategic Environmental Assessment report and decision notice

From Monday 14 March 2022, these documents, along with a guidance note, can be viewed on the council's website at www.basingstoke.gov.uk/EWNP, or will be available for public inspection at:

- Basingstoke and Deane Borough Council Offices (8:30am to 5:00pm on Mondays to Thursdays, and 8:30am to 4.30pm on Fridays);
- Basingstoke Discovery Centre (8:30am to 6:30pm on Mondays to Fridays, and 8:30am -4:30pm on Saturdays);
- Newbury Central Library, The Wharf, Newbury, RG21 5AU (9am - 5pm Monday-Wednesday and Friday, 9am- 6pm Thursday, and 10am - 4pm on Saturdays).
- Peter Brunsdon Associates, Old Axe and Compass, East End, Newbury, RG20 0AA (9:00am-17:30 Monday to Saturday).
- Woolton Hill Church Hall, Church Road, Woolton Hill, Newbury, RG20 9XF
- East Woodhay Village Hall, East Woodhay, Newbury, RG20 0AR.

How can you make your representations on the above neighbourhood plans?

Representations in relation to the neighbourhood plans and supporting documents should be submitted to the borough council using one of the following methods:

online response form for Ashford Hill with Headley NP which can be accessed via:

www.basingstoke.gov.uk/AHHNP

online response form for East Woodhay NP, this can be accessed via:

www.basingstoke.gov.uk/EWNP

Return representation form or submit written comments by post to: Planning Policy Team, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke RG21 4AH

return representation form or submit written comments by email

to: local.plan@basingstoke.gov.uk

Only those representations that are made in writing and that are received by the council within the consultation period (**ending at 4pm on 3rd May 2022**) will be considered. All responses will then be forwarded to the plan's examiner once he/she is appointed.

When making your representation, please can you indicate whether you wish to be participate in an Examination Public Hearing (should the examiner decide there is a need


for one) and also whether you wish to be notified about the Examiner's Report and the 'Made' AHH NP or EW NP.

If you require further information, or advice on how to respond to this consultation please contact Basingstoke and Deane Borough Council's Planning Policy Team by telephoning 01256 845175 or by emailing the team at local.plan@basingstoke.gov.uk.

Please also contact us via return email if you wish to amend your details or remove your details from the database.

To sign up to receive planning policy updates or to view planning policy consultations, please visit: www.basingstoke.gov.uk/planning-policy-consultations

 local.plan@basingstoke.gov.uk

 01256 844844

 Civic Offices, London Road, Basingstoke, RG21 4AH

 Opening hours
Monday to Thursday 8.30am to 5.30pm (Friday 5pm)

Data Protection personal data you provide to the council will be processed in line with the General Data Protection Regulation (GDPR) and Data Protection Act 2018. For more information on how your information is used; how we maintain the security of your information and your rights, including how to access information that we hold on you and how to complain if you have any concerns about how your personal details are processed, please see our [privacy statement](#)

This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately. Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. Basingstoke and Deane Borough Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this e-mail. All GCSx traffic may be subject to recording and / or monitoring in accordance with relevant legislation

Our Ref: MV/ 15B901605



03 May 2022

Basingstoke and Deane Borough Council

local.plan@basingstoke.gov.uk**via email only**

Dear Sir / Madam

**Ashford Hill with Headley Neighbourhood Plan Regulation 16 Consultation
March – May 2021
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.



Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



**Matt Verlander MRTPI
Director**



For and on behalf of Avison Young

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: nationalgrid.uk@avisonyoung.com

Jessica Wells

From: Ginn, Beata <[REDACTED]>
Sent: 01 April 2022 13:05
To: Local Plan
Cc: Planning SE; Blake, Patrick
Subject: FORMAL RESPONSE: #16325 Consultation on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan

Follow Up Flag: Follow up
Flag Status: Flagged

**** PLEASE NOTE: This message has originated from a source external to Basingstoke & Deane Borough Council, and has been scanned for viruses. Basingstoke and Deane Borough Council reserves the right to store and monitor e-mails ****

FAO: Planning Policy Team

Our Ref: Tracker ID: #16325

RE: Consultation on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan

Thank you for inviting National Highways to comment on the above Consultation.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the A34,A303, M3 and M4.

We have reviewed the above consultation and have 'No Comments'. However, please continue to send any future correspondence/consultation in relation to the Neighbourhood Plans and Local Plan to our team's inbox at: planningse@nationalhighways.co.uk

Regards

Mrs Beata Ginn

Assistant Spatial Planner (Area 3)

National Highways | Bridge House | Walnut Tree Close | Guildford GU1 4LZ
[REDACTED]

Web: <https://highwaysengland.co.uk/our-work/planning-and-the-strategic-road-network-in-england/>

From: Local Plan [REDACTED]
Sent: 14 March 2022 15:35
To: Local Plan <[REDACTED]>
Subject: #16235 on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan



Basingstoke
and Deane

Planning Policy

Consultation on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan

Basingstoke and Deane Borough Council is now in receipt of the final submission version of:

the Ashford Hill with Headley Neighbourhood Plan (AHHNP) along with all accompanying documentation required under the Regulations; and
the East Woodhay Neighbourhood Plan (EWNP) along with all accompanying documentation required under the Regulations.

Both neighbourhood plans set out a vision for the neighbourhood area and planning policies which will be used to determine planning applications locally and guide development in the neighbourhood area up until 2029.

Both the submission AHH NP and EW NP will be both subject to formal public consultation from **Monday 14 March 2022 to 4pm on Tuesday 3rd May 2022.**

You are being consulted as you are a statutory consultee or are on the council's planning policy database.

What does the AHH NP Neighbourhood Plan consist of and where can it be viewed?

The Submission Ashford Hill with Headley NP consists of the following:

Submission Ashford Hill with Headley NP
Consultation Statement
Basic Conditions Statement
Strategic Environmental Assessment report and decision notice

From Monday 14 March 2022, these documents, along with a guidance note, can be viewed on the council's website at www.basingstoke.gov.uk/AHHNP, or will be available for public inspection at:

Basingstoke and Deane Borough Council Offices (8:30am - 5:00pm on Mondays to Thursdays, and 8:30am - 4.30pm on Fridays);

Basingstoke Discovery Centre (8:30am - 6:30pm on Mondays to Fridays, and 8:30am - 4:30pm on Saturdays);
Tadley Library (9:30am - 5:00pm on Mondays, Fridays and Saturdays, and 9:30am - 1:30pm on Tuesdays)
Newbury Central Library, The Wharf, Newbury, RG21 5AU (9am - 5pm Monday-Wednesday and Friday, 9am- 6pm Thursday and 10am - 4pm on Saturdays).
Headley Shop, Thornford Road (6:00am - 5:30pm on Mondays to Fridays, 6:30am - 12:30pm on Saturdays, and 7:30am - 10:00am on Sundays)
RA and MD Butler, Ashford Hill (8:00am - 5:00pm Mondays to Fridays, 8:00am – 1:00pm on Saturdays)

What does the EW NP Neighbourhood Plan consist of and where can it be viewed?

The Submission East Woodhay NP consists of the following:

- Submission East Woodhay NP
- Consultation Statement (and appendices)
- Basic Conditions Statement
- Strategic Environmental Assessment report and decision notice

From Monday 14 March 2022, these documents, along with a guidance note, can be viewed on the council's website at www.basingstoke.gov.uk/EWNP, or will be available for public inspection at:

- Basingstoke and Deane Borough Council Offices (8:30am to 5:00pm on Mondays to Thursdays, and 8:30am to 4.30pm on Fridays);
- Basingstoke Discovery Centre (8:30am to 6:30pm on Mondays to Fridays, and 8:30am -4:30pm on Saturdays);
- Newbury Central Library, The Wharf, Newbury, RG21 5AU (9am - 5pm Monday-Wednesday and Friday, 9am- 6pm Thursday, and 10am - 4pm on Saturdays).
- Peter Brunnsden Associates, Old Axe and Compass, East End, Newbury, RG20 0AA (9:00am-17:30 Monday to Saturday).
- Woolton Hill Church Hall, Church Road, Woolton Hill, Newbury, RG20 9XF
- East Woodhay Village Hall, East Woodhay, Newbury, RG20 0AR.

How can you make your representations on the above neighbourhood plans?

Representations in relation to the neighbourhood plans and supporting documents should be submitted to the borough council using one of the following methods:

online response form for Ashford Hill with Headley NP which can be accessed via:

www.basingstoke.gov.uk/AHHNP

online response form for East Woodhay NP, this can be accessed via:

www.basingstoke.gov.uk/EWNP

Return representation form or submit written comments by post to: Planning Policy Team, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke RG21 4AH

return representation form or submit written comments by email

to: local.plan@basingstoke.gov.uk

Only those representations that are made in writing and that are received by the council within the consultation period (**ending at 4pm on 3rd May 2022**) will be considered. All responses will then be forwarded to the plan's examiner once he/she is appointed.

When making your representation, please can you indicate whether you wish to be participate in an Examination Public Hearing (should the examiner decide there is a need


for one) and also whether you wish to be notified about the Examiner's Report and the 'Made' AHH NP or EW NP.

If you require further information, or advice on how to respond to this consultation please contact Basingstoke and Deane Borough Council's Planning Policy Team by telephoning 01256 845175 or by emailing the team at local.plan@basingstoke.gov.uk.

Please also contact us via return email if you wish to amend your details or remove your details from the database.

To sign up to receive planning policy updates or to view planning policy consultations, please visit: www.basingstoke.gov.uk/planning-policy-consultations

 local.plan@basingstoke.gov.uk

 01256 844844

 Civic Offices, London Road, Basingstoke, RG21 4AH

 Opening hours
Monday to Thursday 8.30am to 5.30pm (Friday 5pm)

Data Protection – personal data you provide to the council will be processed in line with the General Data Protection Regulation (GDPR) and Data Protection Act 2018. For more information on how your information is used; how we maintain the security of your information and your rights, including how to access information that we hold on you and how to complain if you have any concerns about how your personal details are processed, please see our [privacy statement](#)

This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately. Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. Basingstoke and Deane Borough Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this e-mail. All GCSx traffic may be subject to recording and / or monitoring in accordance with relevant legislation

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | <https://nationalhighways.co.uk> | info@nationalhighways.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.

Date: 17th March 2022
Our ref: 386059
Your ref: Ashford Hill with Headley Neighbourhood Plan – REG 16



Planning Policy
Basingstoke and Dean Borough Council
Civic Offices
London Road
Basingstoke RG21 4AH

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY - [REDACTED]

T 0300 060 3900

Dear Sir or Madam

Ashford Hill with Headley Neighbourhood Plan – REG 16

Thank you for your email consultation request on the above dated and received by Natural England on 14th March 2022.

At this time, Natural England is not able to fully assess the potential impacts of this plan on statutory nature conservation sites or protected landscapes or, provide detailed advice in relation to this consultation. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.

The lack of detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the deciding authority to determine whether or not the plan is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the impacts of the plan on the natural environment to assist the decision making process.

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

Yours faithfully

Sharon Jenkins
Operations Delivery
Consultations Team
Natural England

Jessica Wells

From: ONR Land Use Planning <[REDACTED]>
Sent: 24 March 2022 07:51
To: Local Plan
Subject: ONR Land Use Planning - Application Ashford Hill with Headley Neighbourhood Plan
Attachments: image009.jpg; image001.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

**** PLEASE NOTE: This message has originated from a source external to Basingstoke & Deane Borough Council, and has been scanned for viruses. Basingstoke and Deane Borough Council reserves the right to store and monitor e-mails ****

Dear Sir/Madam,

Thank you for your email.

Please note that ONR's land use planning processes published at <http://www.onr.org.uk/land-use-planning.htm> may apply to some of the developments within the Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan.

If you are a Local Authority or neighbourhood with areas that are within an ONR consultation zone please be aware that in order for ONR to have no objections to such developments we will require:

confirmation from relevant Council emergency planners that developments can be accommodated within any emergency plan required under the Radiation (Emergency Preparedness and Public Information) Regulations 2019; and that the developments do not pose an external hazard to the site.

Kind regards,

Vicki Enston
Land Use Planning
Office for Nuclear Regulation
ONR-Land.Use-planning@onr.gov.uk

-----Original Message-----

From: Local Plan - Basingstoke and Deane <[REDACTED]>
To: [REDACTED]
Cc:
Sent: 14/03/2022 15:38
Subject: Consultation on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan



Consultation on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan

Basingstoke and Deane Borough Council is now in receipt of the final submission version of:

the Ashford Hill with Headley Neighbourhood Plan (AHHNP) along with all accompanying documentation required under the Regulations; and the East Woodhay Neighbourhood Plan (EWNP) along with all accompanying documentation required under the Regulations.

Both neighbourhood plans set out a vision for the neighbourhood area and planning policies which will be used to determine planning applications locally and guide development in the neighbourhood area up until 2029.

Both the submission AHH NP and EW NP will be both subject to formal public consultation from **Monday 14 March 2022 to 4pm on Tuesday 3rd May 2022.**

You are being consulted as you are a statutory consultee or are on the council's planning policy database.

What does the AHH NP Neighbourhood Plan consist of and where can it be viewed?

The Submission Ashford Hill with Headley NP consists of the following:

Submission Ashford Hill with Headley NP
Consultation Statement
Basic Conditions Statement
Strategic Environmental Assessment report and decision notice

From Monday 14 March 2022, these documents, along with a guidance note, can be viewed on the council's website at www.basingstoke.gov.uk/AHHNP, or will be available for public inspection at:

Basingstoke and Deane Borough Council Offices (8:30am - 5:00pm on Mondays to Thursdays, and 8:30am - 4.30pm on Fridays);
Basingstoke Discovery Centre (8:30am - 6:30pm on Mondays to Fridays, and 8:30am - 4:30pm on Saturdays);
Tadley Library (9:30am - 5:00pm on Mondays, Fridays and Saturdays, and 9:30am - 1:30pm on Tuesdays)
Newbury Central Library, The Wharf, Newbury, RG21 5AU (9am - 5pm Monday-Wednesday and Friday, 9am- 6pm Thursday and 10am - 4pm on Saturdays).
Headley Shop, Thornford Road (6:00am - 5:30pm on Mondays to Fridays, 6:30am - 12:30pm on Saturdays, and 7:30am - 10:00am on Sundays)
RA and MD Butler, Ashford Hill (8:00am - 5:00pm Mondays to Fridays, 8:00am – 1:00pm on Saturdays)

What does the EW NP Neighbourhood Plan consist of and where can it be viewed?

The Submission East Woodhay NP consists of the following:

Submission East Woodhay NP
Consultation Statement (and appendices)
Basic Conditions Statement
Strategic Environmental Assessment report and decision notice

From Monday 14 March 2022, these documents, along with a guidance note, can be viewed on the council's website at www.basingstoke.gov.uk/EWNP, or will be available for public inspection at:

Basingstoke and Deane Borough Council Offices (8:30am to 5:00pm on Mondays to Thursdays, and 8:30am to 4.30pm on Fridays);
Basingstoke Discovery Centre (8:30am to 6:30pm on Mondays to Fridays, and 8:30am -4:30pm on Saturdays);
Newbury Central Library, The Wharf, Newbury, RG21 5AU (9am - 5pm Monday-Wednesday and Friday, 9am- 6pm Thursday, and 10am - 4pm on Saturdays).
Peter Brunsdon Associates, Old Axe and Compass, East End, Newbury, RG20 0AA (9:00am-17:30 Monday to Saturday).
Woolton Hill Church Hall, Church Road, Woolton Hill, Newbury, RG20 9XF

East Woodhay Village Hall, East Woodhay, Newbury, RG20 0AR.

How can you make your representations on the above neighbourhood plans?

Representations in relation to the neighbourhood plans and supporting documents should be submitted to the borough council using one of the following methods:

online response form for Ashford Hill with Headley NP which can be accessed via:
www.basingstoke.gov.uk/AHHNP

online response form for East Woodhay NP, this can be accessed via:
www.basingstoke.gov.uk/EWNP

Return representation form or submit written comments by post to: Planning Policy Team, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke RG21 4AH

return representation form or submit written comments by email
to: local.plan@basingstoke.gov.uk

Only those representations that are made in writing and that are received by the council within the consultation period (**ending at 4pm on 3rd May 2022**) will

be considered. All responses will then be forwarded to the plan's examiner once he/she is appointed.


When making your representation, please can you indicate whether you wish to be participate in an Examination Public Hearing (should the examiner decide there is a need for one) and also whether you wish to be notified about the Examiner's Report and the 'Made' AHH NP or EW NP.

If you require further information, or advice on how to respond to this consultation please contact Basingstoke and Deane Borough Council's Planning Policy Team by telephoning 01256 845175 or by emailing the team at local.plan@basingstoke.gov.uk.

Please also contact us via return email if you wish to amend your details or remove your details from the database.

To sign up to receive planning policy updates or to view planning policy consultations, please visit: www.basingstoke.gov.uk/planning-policy-consultations

 local.plan@basingstoke.gov.uk

 01256 844844

 Civic Offices, London Road, Basingstoke, RG21 4AH

 Opening hours
Monday to Thursday 8.30am to 5.30pm (Friday 5pm)

Data Protection – personal data you provide to the council will be processed in line with the General Data Protection Regulation (GDPR) and Data Protection Act 2018. For more information on how your information is used; how we maintain the security of your information and your rights, including how to access information that we hold on you and how to complain if you have any concerns about how your personal details are processed, please see our [privacy statement](#)

This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately. Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. Basingstoke and Deane Borough Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this e-mail. All GCSx traffic may be subject to recording and / or monitoring in accordance with relevant legislation

This email has come from an external sender outside of ONR. Do you know this sender? Were you expecting this email? Take care when opening email from unknown senders. This email has been scanned for viruses and malicious content, but no filtering system is 100% effective however and there is no guarantee of safety or validity. Always exercise caution when opening email, clicking on links, and opening attachments.

This email has been scanned for viruses and malicious content, but no filtering system is 100% effective and this is no guarantee of safety or validity.

Planning Policy Team
Basingstoke and Deane Borough Council
Civic Offices
London Road
Basingstoke
RG21 4AH

Sentinel House,
Ancells Business Park,
Harvest Crescent, Fleet,
Hampshire, GU51 2UZ

01252 419977
rosalind@solveplanning.co.uk
solveplanning.co.uk

By email: [REDACTED]

28 April 2022

Dear Sir/Madam

Representations to Ashford Hill with Headley Neighbourhood Plan Regulation 16 consultation

We are making these representations on behalf of our client, Kelmscot Building Company Ltd. My client owns land at Thornford Road, Headley which falls within this Neighbourhood Plan area.

Delivery of Housing

The supporting text to Policy HD1 states:

“BDBC have confirmed that the adopted Local Plan does not require the Neighbourhood Plan to allocate additional housing sites in the Parish and the outcome of the household questionnaire was that any further new estates would be unpopular.”

It must be recognised that this information was provided to the Neighbourhood Plan Steering Committee in June 2019 (and reported in minutes of this meeting). This position was based on an over delivery of homes within the Neighbourhood Plan area against the indicative housing capacity from the Local Plan up to 2029. Firstly, these capacity figures are not absolute and are an indicative level for likely housing development, meeting this number does not result in a moratorium on any more housing development.

Secondly, the Council are preparing a new Local Plan that this Neighbourhood Plan must support and be read alongside. The Council are experiencing issues with housing land supply at the moment where they cannot demonstrate a five-year housing land supply. Parts of the Borough are also under pressure with the identification (and subsequent extension) of the nitrate protection area. The plan should, therefore, be looking towards sites outside of this sensitive environmental area for further housing delivery and this Neighbourhood Plan area is one such area.

We, therefore, consider that the plan should be looking to identify sites within its area to deliver housing that is in proportion with the size of the key settlements and the facilities, services and level of sustainability seen within it.

Identification of site at Thornford Road, Headley for Residential Development

As set out above we believe that the Neighbourhood Plan is deficient in not allocating any housing sites. The site at Thornford Road is proposed to be a low-density infill development which will integrate the off-set location of an existing cul-de sac to the north (Thornfield) with that of Headley and would be appropriate for identification as a housing site in the Neighbourhood Plan. Headley is identified as a Small Village in the Local Plan. The Settlement Study (Part 1) undertakes the exercise of assessing settlements within the Borough. The inclusion of Headley in the small village category provides a recognition that opportunities may exist to enhance and sustain this community into the future.

The site is relatively unconstrained. It is located in Flood Zone 1, is not within an Area of Outstanding Natural Beauty and is outside the River Test and Itchen catchments. It is considered that technical points raised by internal and external consultees during the consultation period of the application can be addressed during the course of the application.

The emerging Local Plan proposes revisions to the settlement boundary which could encompass this site. The inclusion of this site within the SPB will integrate the off-set location of the existing cul-de sac to the north (Thornfield) with that of Headley and will result in a cohesive effect on the overall settlement boundary of Headley.

The site is relatively unconstrained. There is direct access to the site from Thornford Road. There is no significant change in levels and has no specific landscape designations being on the edge of Headley and surrounded by residential development on two sides. There is tree cover on the site however there are no tree preservation orders. It is located in Flood Zone 1, is not within an Area of Outstanding Natural Beauty and is outside the River Test and Itchen catchments.

Paragraph 69 of the NPPF also sets out that *“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved.....”*

The site is therefore considered appropriate for residential development because:

- It is deliverable and available for development.
- It is in a sustainable location with potential to meet some housing demand in this location.



We therefore respectfully ask that this site be considered as a site allocation in the Ashford Hill and Headley Neighbourhood Plan.

Yours faithfully,



Rosalind Gall MA MRTPI
Associate Director



Jessica Wells

From: Planning South <[REDACTED]>
Sent: 15 March 2022 15:42
To: Local Plan
Subject: RE: Consultation on the Submission Ashford Hill with Headley Neighbourhood Plan and Submission East Woodhay Neighbourhood Plan

Follow Up Flag: Follow up
Flag Status: Flagged

**** PLEASE NOTE: This message has originated from a source external to Basingstoke & Deane Borough Council, and has been scanned for viruses. Basingstoke and Deane Borough Council reserves the right to store and monitor e-mails ****

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources

gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

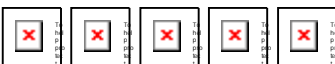
If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely

Planning Administration Team



Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

The information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited. If you voluntarily provide personal data by email, Sport England will handle the data in accordance with its Privacy Statement. Sport England's Privacy Statement may be found here <https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Gaile Walters, Sport England's Data Protection Officer directly by emailing DPO@sportengland.org



Sent by email to:

thameswaterplanningpolicy@thameswater.co.uk

0118 9520 500

23rd March 2022

Basingstoke – Ashford Hill with Headley Neighbourhood Plan 2022-2029 Submission Plan (Regulation 16) February 2022

Dear Sir/Madam,

Thank you for allowing Thames Water to comment on the above.

Thames Water are the statutory sewerage undertaker for the northern part of the Basingstoke & Deane Borough and are hence a “**specific consultation body**” in accordance with the Town & Country Planning (Local Planning) Regulations 2012. Water supply services are provided by Southern Water. We have the following comments:

Infrastructure Development - Comments on Wastewater/Sewerage Infrastructure

Wastewater/sewerage [and water supply] infrastructure is essential to any development. Failure to ensure that any required upgrades to the infrastructure network are delivered alongside development could result in adverse impacts in the form of internal and external sewer flooding and pollution of land and water courses and/or low water pressure.

Thames Water seeks to co-operate and maintain a good working relationship with local planning authorities in its area and to provide the support they need with regards to the provision of sewerage/wastewater treatment [and water supply] infrastructure.

A key sustainability objective for the preparation of Local Plans and Neighbourhood Plans should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the revised National Planning Policy Framework (NPPF), 2021, states: “Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...”

Paragraph 11 states: “Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”

Paragraph 28 relates to non-strategic policies and states: “Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...”

Paragraph 26 of the revised NPPF goes on to state: “Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary....”

The web based National Planning Practice Guidance (NPPG) includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that “Adequate water and wastewater infrastructure is needed to support sustainable development” (Paragraph: 001, Reference ID: 34-001-20140306).

It is important to consider the net increase in wastewater and water supply demand to serve the development and also any impact that developments may have off site, further down the network. The Neighbourhood Plan should therefore seek to ensure that there is adequate wastewater [and water supply] infrastructure to serve all new developments. Thames Water will work with developers and local authorities to ensure that any necessary infrastructure reinforcement is delivered ahead of the occupation of development. Where there are infrastructure constraints, it is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades take around 18 months and Sewage Treatment & Water Treatment Works upgrades can take 3-5 years.

The provision of water treatment (both wastewater treatment and water supply) is met by Thames Water’s asset plans and from the 1st April 2018 network improvements will be from infrastructure charges per new dwelling.

From 1st April 2018, the way Thames Water and all other water and wastewater companies charge for new connections has changed. The economic regulator Ofwat has published new rules, which set out that charges should reflect: fairness and affordability; environmental protection; stability and predictability; and transparency and customer-focused service.

The changes mean that more of Thames Water’s charges will be fixed and published, rather than provided on application, enabling you to estimate your costs without needing to contact us. The services affected include new water connections, lateral drain connections, water mains and sewers (requisitions), traffic management costs, income offsetting and infrastructure charges.

Thames Water therefore recommends that developers engage with them at the earliest opportunity (in line with paragraph 26 of the revised NPPF) to establish the following:

- The developments demand for Sewage/Wastewater Treatment and network infrastructure both on and off site and can it be met; and
- The surface water drainage requirements and flood risk of the development both on and off site and can it be met.

Thames Water offer a free Pre-Planning service which confirms if capacity exists to serve the development or if upgrades are required for potable water, waste water and surface water requirements. Details on Thames Water’s free pre planning service are available at:

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/water-and-wastewater-capacity>

In light of the above comments and Government guidance we consider that Neighbourhood Plan should include a specific reference to the key issue of the provision of wastewater/sewerage [and water supply] infrastructure to service development proposed in a policy. This is necessary because it will not be possible to identify all of the water/sewerage infrastructure required over the plan period due to the way water companies are regulated and plan in 5 year periods (Asset Management Plans or AMPs). We recommend the Neighbourhood Plan include the following policy/supporting text:

PROPOSED NEW WATER/WASTEWATER INFRASTRUCTURE TEXT

“Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.”

“The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.”

Comments in relation to Flood Risk and SUDS

The National Planning Practice Guidance (NPPG) states that a sequential approach should be used by local planning authorities in areas known to be at risk from forms of flooding other than from river and sea, which includes "Flooding from Sewers".

When reviewing development and flood risk it is important to recognise that water and/or sewerage infrastructure may be required to be developed in flood risk areas. By their very nature water and sewage treatment works are located close or adjacent to rivers (to abstract water for treatment and supply or to discharge treated effluent). It is likely that these existing works will need to be upgraded or extended to provide the increase in treatment capacity required to service new development. Flood risk sustainability objectives should therefore accept that water and sewerage infrastructure development may be necessary in flood risk areas.

Flood risk sustainability objectives should also make reference to 'sewer flooding' and an acceptance that flooding can occur away from the flood plain as a result of development where off site sewerage infrastructure and capacity is not in place ahead of development.

With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, watercourses or surface water sewer. It is important to reduce the quantity of surface water entering the sewerage system in order to maximise the capacity for foul sewage to reduce the risk of sewer flooding.

Limiting the opportunity for surface water entering the foul and combined sewer networks is of critical importance to Thames Water. Thames Water have advocated an approach to SuDS that

limits as far as possible the volume of and rate at which surface water enters the public sewer system. By doing this, SuDS have the potential to play an important role in helping to ensure the sewerage network has the capacity to cater for population growth and the effects of climate change.

SuDS not only help to mitigate flooding, they can also help to: improve water quality; provide opportunities for water efficiency; provide enhanced landscape and visual features; support wildlife; and provide amenity and recreational benefits.

With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan: ***“It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.”***

We trust the above is satisfactory, but please do not hesitate to contact David Wilson on the above number if you have any queries.

Yours faithfully

Thames Water Utilities Ltd



Woolf Bond Planning

Chartered Town Planning Consultants

Our ref: DB/GR/8256

Email: [REDACTED]

28th April 2022

Planning Policy Team,
Basingstoke and Deane Borough Council,
Civic Offices,
London Road,
Basingstoke,
Hampshire,
RG21 4AH

Response sent by email to [REDACTED]

Dear Sirs,

Ashford Hill with Headley Neighbourhood Plan 2013-2026 – Consultation on Submission Draft Plan

Consultation response on behalf of Rosemary Pelham, Timothy Pyper and JPP Land Ltd

Background

We refer to the above consultation exercise and respond on behalf of our clients: Rosemary Pelham, Timothy Pyper and JPP Land Ltd.

Our clients control land south of Holt Cottages, Ashford Hill which is within the designated area of the Draft Ashford Hill with Headley Neighbourhood Plan. An outline application for the erection of 45 dwellings on the site was submitted to Basingstoke & Deane Borough Council on 17th August 2021 (BDBC ref 21/02696/OUT) and is awaiting determination.

With the submission of the application, we refer to the draft Submission Plan and write to set out our comments upon certain of the policies and proposals contained within the document.

Assessment of the Neighbourhood Plan against the Basic Conditions

The Neighbourhood Plan must meet the "Basic Conditions". These are set out in Law [paragraph 8[2] of Schedule 4B of the Town and Country Planning Act 1990]. In order to meet the Basic Conditions, the Neighbourhood Plan must:

- Have regard to national policies advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area; and
- Be compatible with EU obligations.

In addition, the Planning Practice Guidance states:

'It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, including housing supply policies. This is because Section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved by the decision maker favouring the policy in the last document to become part of the development plan.'

(Paragraph: 009 Reference ID: 41-009-20160211).

It follows that an emerging Neighbourhood Plan must be consistent with the content of an emerging Local Plan Update and must not introduce unnecessary restrictive policies that could constrain the ability of a future Borough Local Plan Update to meet its objectives.

It is our position that Policy HD1 (Housing and other Development) is inconsistent with national planning policy, fails to contribute towards sustainable development and is not in accordance with the strategic policies of the existing development plan. This can be rectified through an amendment to the policy as outlined in this statement.

In the absence of such amendments, we consider that the Neighbourhood Plan does not meet the Basic Conditions and should not be submitted for examination in its present form.

Existing Housing Land Supply Position in the Borough

The Council's assessment of five-year land supply at 1st April 2021 (published within the Authority Monitoring Report 2021) confirms that they are unable to show a five year supply. The Council contended position shows a maximum of 4.5 years (having regard to a target derived from Local Housing Need rather than the existing Local Plan). Having regard to the accepted shortfall, the tilted balance pursuant to the NPPF (paragraph 11) and Local Plan policy SD1 is engaged. The inability to demonstrate a five year supply has been acknowledged by the authority since its assessment with regard to the position at 1st April 2019. It has therefore affected the authority for several years.

The current shortfall is unlikely to be resolved until the Local Plan Update is adopted. The Council's latest details on the timetable (January 2022 update to the Local Development Scheme¹) suggests that adoption could occur in Spring 2024, although this is dependent upon a realistic timeframe for the preparation of the earlier stages alongside their achievement. As an illustration of this, the January 2022 update on the Council's timetable suggests 9 months between submission of the Local Plan Update (summer 2023) and its adoption in spring 2024.

The Government publishes information on the progress of Strategic and other Local Plan. The latest details the progress on the submission and examination of Strategic Plans (similar to that envisaged in the Local Plan Update by BDBC to 7th April 2022². This indicates that for 28 plans which have been found sound and are awaiting adoption, it has been 546 days from submission³ to the issuing of the Inspector's Report.

Assuming submission of the Local Plan Update by BDBC was achieved in summer 2023 (as currently expected), adoption would not occur until at least 546 days later (over 18 months⁴) or around the of 2024. Consequently, awaiting the preparation of the Local Plan Update to resolve the ongoing housing land shortfall is not considered reasonable or appropriate, especially given the clear objectives of the Government (NPPF paragraph 60) of significantly boosting the supply of housing. As outlined, without enhanced flexibility in the emerging Neighbourhood Plan to contribute towards addressing the acknowledged shortfall since April 2019, it does not accord with the Development Plan or National Policy.

To address this, we there advocate an amendment to policy HD1 of the Neighbourhood Plan to contribute towards resolving the deficit. Such an approach would reflect that in the existing Local Plan (Policy SD1) and takes account of the acceptability of some development outside settlements in Local Plan policy SS6. The approach advocated is included within the made Neighbourhood Plan for Shinfield which lies in the adjacent authority to Basingstoke & Deane Borough – namely Wokingham Borough.

Policy 1 "Location of Development" of the Shinfield Neighbourhood Plan (Made February 2017) states:

In Shinfield Parish, development within the Development limits (as illustrated in Fig 2), will be supported; development adjacent to the Development Limits will only be supported where the benefits of the development outweigh its adverse impacts.

Given the current restricted nature of draft policy HD1, and the ongoing unresolved housing land supply shortfall, it is considered that a similar amendment is made to this

¹ [Local Development Scheme \(basingstoke.gov.uk\)](https://www.basingstoke.gov.uk)

² [Local Plan: monitoring progress - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

³ Where this has occurred since 24th January 2019 (referenced in paragraph 220 of NPPF).

⁴ Based upon 30 day months

policy reflecting that in the made Shinfield Neighbourhood Plan. This enables incorporation of the balancing exercise within the NPPF (paragraph 11) and existing Local Plan policy SD1. The revised policy therefore advocated is:

- **Development proposals within any Settlement Policy Boundary will be permitted provided they accord with the policies of the Development Plan. The use of brownfield sites and the conversion of agricultural buildings will be especially welcomed.**
- **The area outside any Settlement Policy Boundary is considered to be countryside where the Local Plan (Policy SS6) and national policies apply. However, development adjacent to the Settlement Policy Boundary will be permitted where the benefits of the development outweigh its adverse impacts.**

Summary

In summary, the proposed local gap policy is **not consistent with national policy**, is **not in conformity with the existing development plan** and **does not contribute towards sustainable development**. It therefore fails the basic condition tests.

Proposed Change:

Policy HN1 to be revised as advocated above.

Summary

We trust the above comments are of assistance and we await confirmation of receipt of our representations in due course.

We would welcome the opportunity to meet with you in order to discuss our comments and suggestions.

Please do not hesitate to contact the writer should you wish to discuss any matter(s) arising.

Yours faithfully



Douglas Bond BA (Hons) MRTPI

Enc. Extract of Policy 1 of Shinfield Neighbourhood Plan (Made Feb 2017)



Shinfield Parish
Neighbourhood
Plan

Made version
February 2017

Five Acre SANG: This area extends from Ryeish Lane to the top of the hill at the back of the playing fields in Ryeish Green.

Mays Farm SANG: This area extends between Three Mile Cross and Ryeish Green, south of Church Lane.

10. Housing

- 10.1 Shinfield Parish Council wants to ensure that the needs of residents and the community are aligned with housing design, to maintain community cohesion, and ensure the development of desirable communities. The parish council will work with developers to build homes that are in keeping with their surroundings, homes that are visually interesting, that provide sufficient attractive green areas and that do not have a negative impact on neighbours.
- 10.2 The parish council will support the early development of formal residents' associations in new developments, to ensure integration within individual developments and with the wider community.

Retention of the individual identities of the settlements within the parish

- 10.3 Wokingham Borough Council adopted its Managing Development Delivery (MDD) local plan in February 2014, following examination by a government planning inspector. The MDD allocated sites for residential development in the borough. It used figures from the Core Strategy document, adopted by WBC in 2010, as the basis for its identified housing need of 13,230 homes. The document identified an allocation for the South of M4 SDL of 2,500 homes.
- 10.4 Wokingham's Core Strategy recognises the importance of the separate identity of the various settlements that form Shinfield Parish. Section A7.17 states: "The area to the south of the M4 is characterised by existing small settlements set within a rural context, which has thus far been retained through the formal allocation of green gaps. This sets it apart from the area to the north of the M4, which is perceived as being more closely aligned to Greater Reading. The character of the area is considered worthy of retention as it forms part of the identity of the Borough. **New development must therefore seek to balance the demand for new housing with the prevailing settlement configuration and setting**".
- 10.5 During the government planning inspector's review of the Core Strategy (Adopted in 2010), the housing allocation for the South of M4 SDL was reviewed, and the following wording is taken directly from the inspector's report:

The number of dwellings proposed for the South of M4 SDL accords fully with the confirmed projected target in Policy WCBV3 of the South East Plan (SEP), footnote 4, which refers to 2,500 dwellings that will contribute to the delivery of housing to serve the needs of Greater Reading. In essence the SDL would involve urban extensions of three villages. The consortium of developers involved in this proposal argue that the area has capacity for 3,000 dwellings in addition to the 700 already committed, suggesting an appropriate Core Strategy (CS) target of 3,500. However, to achieve this number would rely on a higher density than the Council's proposed 30-35 dph and/or a narrowing of the gap between Shinfield and Spencers Wood.

Development over a wider area than shown on the Concept Diagram in Appendix 7 is likely to prejudice the key objective for this Strategic Development Location (SDL) of maintaining the separate identities of the three villages concerned. I consider it would also be inappropriate to plan for densities at a significantly higher level than the housing areas of the villages.

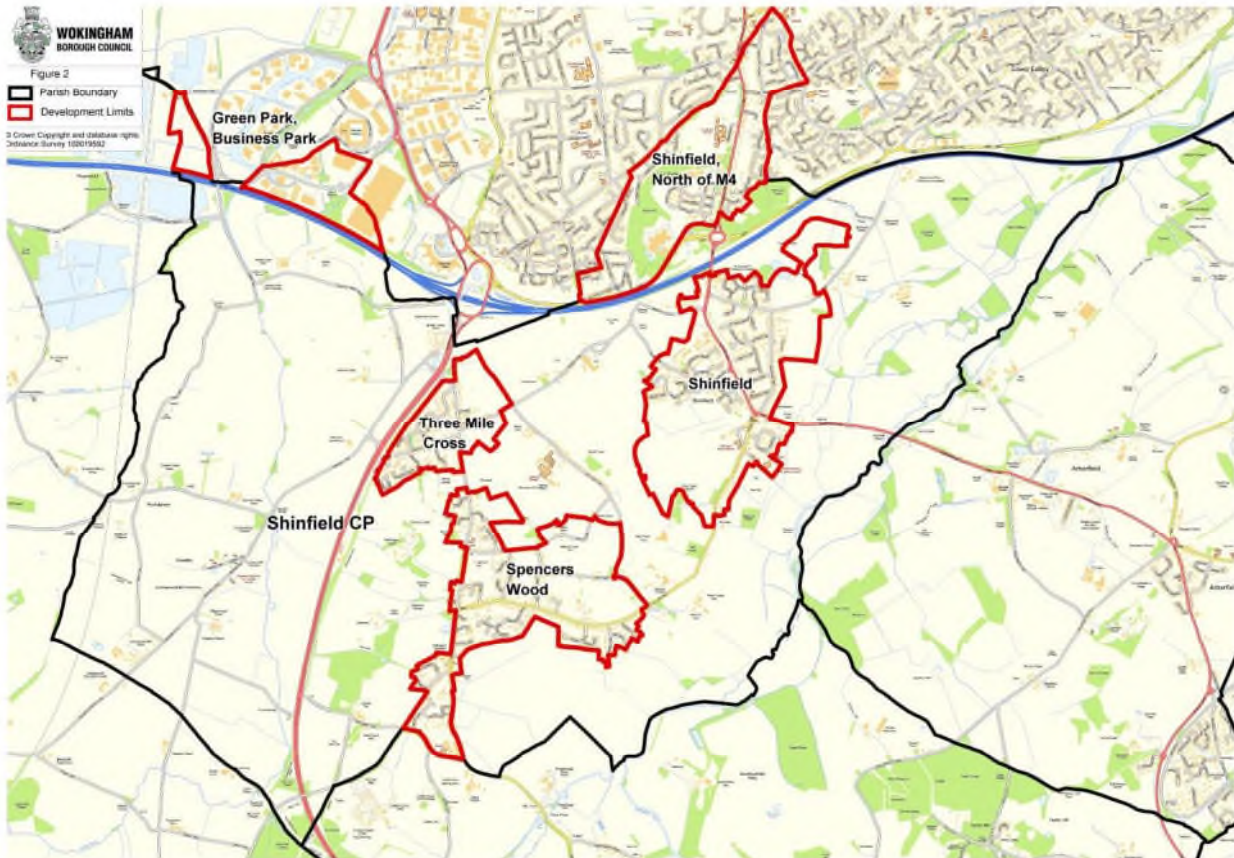
While the provision of more dwellings near to Reading and transport links has benefits, these have to be balanced against the need to protect the local environment and the aspirations of the existing communities. The overall density of the SEP of 40 dwellings per hectare (dph) applies to the whole region, including much denser urban areas, unlike the SDL environs.

The exact locations of new parcels of development will be finalised at the detailed master planning stage. The eastern part of the SDL area is within the floodplain of the River Loddon. Taking into account this constraint, the illustrative plan for development of 3,500 dwellings indicates that the width of the SANG and playing fields separating the new development at Shinfield and Spencers Wood would be just 300m, with some parts of the gap between new and existing development at Ryeish Green much narrower. Although I recommend the deletion of Gaps Policy CP13 below, I endorse the commitment to maintaining the separate identities of the three settlements, which received strong support in principle from virtually all those who commented on the CS at all stages in its evolution. I am therefore not convinced that the capacity of the SDL could be increased without undermining this important objective [D61].

- 10.6 Throughout the consultation on development within the parish, there has always been a strong support amongst residents to retain the boundaries between, and the identities of, the separate villages. Responses from the '19 Questions Survey' showed that over 89% of respondents supported this (see appendix A). The parish council strongly supports the aspiration to maintain the separate identities of the three villages as an aspect of the historic environment that contributes to the relationship between people and place and the need to integrate new development with the natural, built and historic environment.
- 10.7 It is important that new development respects the local landscape quality, ensuring that natural and historic views and vistas are maintained wherever possible. Whilst the landscape represents the interplay of human influence and the natural world we recognise that the characteristic, and often attractive, features are the result of thousands of years of human intervention and management. As such, many views take in positive features that are historic as well as, or rather than natural. Historic views, such as the view of a church steeple across open farmland or the characteristic arrangement of historic buildings on a village street or seen across a village green, are a distinctive feature of many villages and their landscapes (see appendix E).

Policy 1: Location of Development

In Shinfield Parish, development within the Development limits (as illustrated in Fig 2), will be supported; development adjacent to the Development Limits will only be supported where the benefits of the development outweigh its adverse impacts.





Ministry of Defence

Planning Policy Team
Basingstoke and Deane Borough Council
Civic Offices
London Road
Basingstoke
RG21 4AH

Defence Infrastructure Organisation

Safeguarding Department
Statutory & Offshore
Defence Infrastructure Organisation
St Georges House
DIO Head Office
DMS Whittington
Lichfield
Staffordshire
WS14 9PY
Tel: 07800 505824
E-mail: DIO-safeguarding-statutory@mod.gov.uk
www.mod.uk/DIO

3rd May 2022

Your Ref: Basingstoke and Deane Borough Council- Ashford Hill with Headley Neighbourhood Plan
DIO Ref: 10054589

Dear Sir/Madam

It is understood that Basingstoke and Deane Borough Council are undertaking a consultation on Ashford Hill with Headley Neighbourhood Plan. The Ashford Hill with Headley Neighbourhood Plan will inform policy for the neighbourhood area and planning policies, which will be used to determine planning applications locally and guide development in the neighbourhood area up until 2029.

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a statutory consultee in the UK planning system to ensure designated zones around key operational defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites are not adversely affected by development outside the MOD estate. For clarity, this response relates to MOD Safeguarding concerns only and should be read in conjunction with any other submissions that might be provided by other MOD sites or departments.

Paragraph 97 of the National Planning Policy Framework 2021 requires that planning policies and decisions should take into account defence requirements by '*ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.*' To this end MOD may be involved in the planning system both as a statutory and non-statutory consultee. Statutory consultation occurs as a result of the provisions of the Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and the location data and criteria set out on safeguarding maps issued by Department for Levelling Up, Housing and Communities (DLUHC) in accordance with the provisions of that Direction

Copies of these plans, in both GIS shapefile and .pdf format, can be provided on request through the email address above.

Having reviewed the supporting documentation in respect of Ashford Hill with Headley Neighbourhood Plan there is one area of interest for the MOD.

The specific interest the MOD have in the plan area is a new technical asset known as the Central WAM Network which contributes to aviation safety by feeding into the air traffic management system in the Central areas of England. There is the potential for development to impact on the operation and/or capability of this new technical asset which consists of nodes and connecting pathways, each of which have their own consultation criteria. Elements of this asset pass through the Wokingham Borough Councils Revised Growth Strategy area of interest.

The Safeguarding map associated with the Central WAM Network has been submitted to DLUHC for issue. As is typical, the map provides both the geographic extent of consultation zones and the criteria associated with them. Within the statutory consultation areas identified on the map are zones where the key concerns are the presence and height of development, and where introduction of sources of electro-magnetic fields (such as power lines) are of particular concern. Wherever the criteria are triggered, the MOD should be consulted in order that appropriate assessments can be carried out and, where necessary, requests for required conditions or objections be communicated.

For your convenience, a copy of the safeguarding plan passed to DLUHC for formal issue has been attached to this email.

In summary, the MOD would wish to be consulted within the Basingstoke and Deane Borough Councils Ashford Hill with Headley Neighbourhood Plan of any applications for development within the safeguarding zones designated to ensure the operation and capability of the Central WAM Network that trigger the criteria set out on the statutory safeguarding plan for that asset.

I trust this clearly explains our position on this consultation. Please do not hesitate to contact me should you wish to consider these points further.

Yours sincerely

A solid black rectangular box used to redact the signature of Chris Waldron.

Chris Waldron
DIO Assistant Safeguarding Manager



Defence Infrastructure Organisation

CENTRAL - WAM NETWORK BERKSHIRE - BUCKINGHAMSHIRE - GLOUCESTERSHIRE - HAMPSHIRE - OXFORDSHIRE - WILTSHIRE PLAN T

TOWN AND COUNTRY PLANNING (SAFEGUARDED AERODROMES, TECHNICAL SITES AND MILITARY EXPLOSIVES STORAGE AREAS) DIRECTION 2002
MINISTRY OF DEFENCE (CENTRAL WAM NETWORK) TECHNICAL SITE DIRECTION 2020

- The Secretary of State for Defence hereby certifies this map to be the safeguarding map referred to in the above mentioned Direction for the site known as Central WAM Network.
- The Local Planning Authority are required to consult with the Ministry of Defence in accordance with the requirements of the said Direction in relation to any applications made to them for planning permission in respect of the following development within the safeguarding areas:

- Any development or change of use of land
- Any building, structure or works exceeding 10m in height above ground level
- Any building, structure or works exceeding 45m in height above ground level
- Any building, structure or works exceeding 15.2m in height above ground level
- Any building, structure or works exceeding 91.4m in height above ground level
- Any overhead power lines above 2 kV

3. The appropriate office for the purpose of consultation is - Defence Infrastructure Organisation, Safeguarding, Kingston Road, Sutton Coldfield, West Midlands, B37 7YU.

Authorised by the Secretary of State for Defence to sign in that behalf

18th day of November 2020

REFERENCE INFORMATION

- M20 Boundary
- Ordnance Survey Grid Lines

Scale 1:120,000

IMPORTANT NOTE ABOUT SCALE
The scale shown is accurate when reproduced at A4 size by Desktop Publishing. Any other reproduction by conventional or electronic means, e.g. printing from a PDF, may alter the scale of the map. Please check the dimensions of the grid to confirm any change in scale before taking measurements.

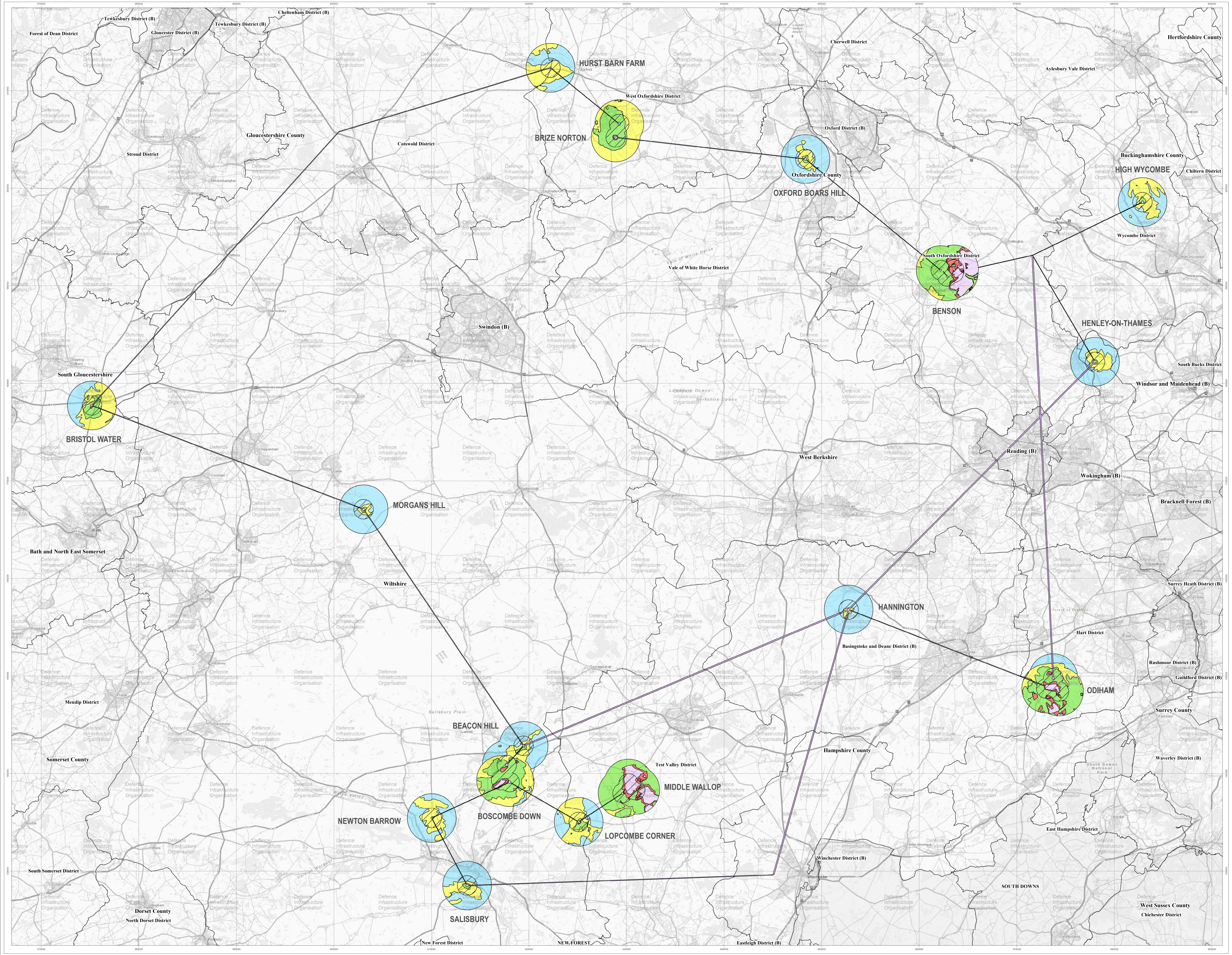
PRODUCTION REFERENCE

Map Reference: 2019/070 - Central WAM Network Plan T
Version Number: 1

Production Date: 18th November 2020
Drawn By: Geo Analytics
Checked By: Geo Analytics
Approved By: CES/AD/MS/REP/Eng/Mgr Date: 21st July 2020
Approved By: DIO/ES/MS/REP/Eng/Mgr Date: 17th November 2020

GEOSPATIAL SERVICES DATA ANALYTICS & INSIGHT

Defence Infrastructure Organisation
31 George House
Kingston Road
SUTTON COLDFIELD B37 7YU
e-mail: DIO-Data-Geo-Svcs@mod.uk



Jessica Wells

From: Waldron, Christopher Mr (DIO Estates-SafegdgOff2) <[REDACTED]>
Sent: 04 May 2022 15:58
To: Local Plan
Subject: 20220504_MINISTRY_OF_DEFENCE_RESPONSE_ASHLEY_HILL_HEADLEY_NP
Attachments: 20220314_MOD_Response.pdf; 20190708_Central_WAM_Network.pdf

**** PLEASE NOTE: This message has originated from a source external to Basingstoke & Deane Borough Council, and has been scanned for viruses. Basingstoke and Deane Borough Council reserves the right to store and monitor e-mails ****

DIO ref: 10054589

Planning ref: Basingstoke and Deane Borough Council- Ashford Hill with Headley Neighbourhood Plan

Dear Sir/madam

Apologies for the timescale in this response. We can only apologise for missing the deadline due to issues beyond our control

Please find attached my letter, confirming the safeguarding position of the Ministry of Defence, in respect of the above consultation. For your perusal I have attached the Central WAM Network plan as mentioned.

Kind Regards

Chris Waldron
Assistant Safeguarding Manager
St George's House | Defence Infrastructure Organisation Head Office |
DMS Whittington | Lichfield | Staffordshire | WS14 9PY

[REDACTED]

Due to COVID-19 I am working from home until further notice.
In line with the latest guidance, I am working offline where possible to ease the pressure on the IT network. Therefore I will only check emails and Skype periodically which will mean that I might not respond as promptly as usual. I will endeavour to respond as soon as feasible



Website: www.gov.uk/dio/
Twitter: @mod_dio
Read DIO's blog <http://insidedio.blog.gov.uk/>