

Cliddesden Neighbourhood Plan Regulation 16 Consultation Representations

17 January 2024

NOTE: Representation 25 has been withdrawn from the document on the basis that it was a staff/admin test representation

Unique Reference Number: BSGD-C7-CL23-1
Status: Approved
Representation: Support for Cliddesden Neighbourhood Plan

Author: Julie James

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Created: 28.11.2023 - 12:43

Are you responding

as

An individual

Comments:

Q1. Which part of the neighbourhood plan does your representation relate to?

After extensive consultation in the development of this plan, I am happy to give it my support.

Documents Attached: No

Boundaries Captured on No

Map:

Unique Reference Number: BSGD-C7-CL23-2
Status: Approved
Representation: Cliddesden Plan supporter

Author: Helen Brooker

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Created: 11.12.2023 - 13:45

Are you responding

as

An individual

Comments:

Q2. Do you support or oppose that part of the neighbourhood plan?

As a near neighbour of Cliddesden I regularly visit the village and surrounding area to enjoy the open space, character and environment both as a runner and dog walker. As Basingstoke town rapidly expands it is vital we maintain the character of villages like Cliddesden. It provides a respite from the urban sprawl of the town, just a very short walk from Hatch Warren, Brighton Hill and Beggarwood. The plan proposed supports maintaining the rural integrity of the area, and helps protect this space for generations to come. Its both important from a social but also environmental point of view to maintain the M3 as a boundary from the over development seen in the rest of the borough

Documents Attached: No

Boundaries Captured on No

Map:



Unique Reference Number: BSGD-C7-CL23-3

Author: Simon Barker

Status: Approved

Representation: Endorsement

Consultation:

Date Created: 13.12.2023 - 21:32

Cliddesden Neighbourhood Plan Submission (Regulation 16)

Are you responding

as

An individual

Comments:

Q2. Do you support or oppose that part of the neighbourhood plan?

I support the Neighbourhood Plan as it is presented.

Documents Attached: No

Boundaries Captured on No

Map:

Unique Reference Number: BSGD-C7-CL23-4
Status: Approved
Representation: CLID NP

Date Created: 13.12.2023 - 11:36
Author: Alan Tyler
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 23.11.2023 - 12:03
Date Submitted: 23.11.2023 - 12:03

Are you responding

as

An individual

Comments:

I wish to fully support the Cliddesden Neighbourhood Plan as submitted (Reg16)

Documents Attached: No

Boundaries Captured on No

Map:

Unique Reference Number: BSGD-C7-CL23-5
Status: Approved
Representation:
Cliddesden Neighbourhood Plan 2022-2039 (BDBC)

Date Created: 20.12.2023 - 17:36
Author: Transport for London
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 24.11.2023 - 14:36
Date Submitted: 24.11.2023 - 14:36

Are you responding
as
On behalf of an organisation

Comments:

Thank you for consulting Transport for London (TfL). I can confirm that we do not wish to comment on the final submission version of the Cliddesden Neighbourhood Plan

Documents Attached: No
Boundaries Captured on No
Map:

Unique Reference Number: BSGD-C7-CL23-6
Status: Approved
Representation:
Cliddesden Neighbourhood Plan 2022-2039 (BDBC)

Date Created: 20.12.2023 - 17:39
Author: Southern Water
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 27.11.2023 - 08:38
Date Submitted: 27.11.2023 - 08:38

Are you responding
as
On behalf of an organisation

Comments:

Thank you for your email inviting Southern Water to comment on the Submission Cliddesden Neighbourhood Plan. I have reviewed our service area maps and confirm that Southern Water does not provide wastewater or water supply services to the parish of Cliddesden, and as such we have no comments to make.

Documents Attached: No
Boundaries Captured on No
Map:

Unique Reference Number: BSGD-C7-CL23-7
Status: Approved
Representation: Historic England advice on case PL00765382

Date Created: 20.12.2023 - 17:41
Author: Historic England
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 27.11.2023 - 17:40
Date Submitted: 27.11.2023 - 17:40

Are you responding
as
On behalf of an organisation

Comments:

I am writing in relation to the following:

NDP: Neighbourhood Development Plan
Cliddesden Neighbourhood Plan 2022 - 2039
[Case Ref. PL00765382; HE File Ref. ; Your Reference.]

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We do not consider it necessary for Historic England to provide detailed comments at this time. We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

We would be grateful if you would notify us on e-seast@HistoricEngland.org.uk if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Documents Attached: No
Boundaries Captured on Map: No

Unique Reference Number: BSGD-C7-CL23-8
Status: Approved
Representation: CLIDDESSEN NEIGHBOURHOOD PLAN

Date Created: 20.12.2023 - 17:42
Author: Paul Beevers
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 27.11.2023 - 20:41
Date Submitted: 27.11.2023 - 20:41

Are you responding

as

An individual

Comments:

I would like to register my support for the final submission version of the Cliddesden Neighbourhood Plan.

Documents Attached: No

Boundaries Captured on No

Map:

Unique Reference Number: BSGD-C7-CL23-9
Status: Approved
Representation:
Cliddesden Neighbourhood Plan 2022-2039 (BDBC)

Date Created: 20.12.2023 - 17:43
Author: Active Travel England
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 28.12.2023 - 09:43
Date Submitted: 28.12.2023 - 09:43

Are you responding
as
On behalf of an organisation

Comments:

Thank you for your email and for your interest in Active Travel England.

Since Thursday 1st June 2023 ATE has been a statutory consultee on all planning applications for new developments that meet or exceed one of more of its application thresholds. This statutory consultee role does not extend to local planning or planning policy, therefore ATE should not be consulted on any Local Plans or planning policy and does not currently intend to respond to any consultations that it does receive.

We have recently launched a discovery project for planning policy and Local Plans to scope out opportunities for ATE's involvement in the future. Should there be any changes to the planning system due to this project then we will update planning authorities at that time.

Should you have any queries on the above then please get in touch with the team at: Planning-Advice@activetravelengland.gov.uk.

Documents Attached: No
Boundaries Captured on No
Map:

Unique Reference Number: BSGD-C7-CL23-10
Status: Approved
Representation:
ONR Land Use Planning - Cliddesden Neighbourhood Plan 2022-2039

Date Created: 20.12.2023 - 17:44
Author: ONR Land Use Planning
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 28.11.2023 - 12:44
Date Submitted: 28.11.2023 - 12:44

Are you responding

as

A district/borough council
On behalf of an organisation

Comments:

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 Cliddesden Neighbourhood Plan 2022-2039.

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.

Documents Attached: No

Boundaries Captured on No

Map:



Unique Reference Number: BSGD-C7-CL23-11
Status: Approved
Representation: Cliddesden Neighbourhood Plan representation

Date Created: 20.12.2023 - 17:47
Author: Alison Mosson
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 06.12.2023 - 10:47
Date Submitted: 06.12.2023 - 10:47

Are you responding

as

An individual

Comments:

Please see attached my representation form in support of the Cliddesden Neighbourhood Plan.

Documents Attached:

BSGD-C7-CL23-11-451 - Representation form AM_Redacted.pdf

Boundaries Captured on No
Map:



Ref: (for official use only)

Basingstoke and Deane Borough Council

Representation form for the Cliddesden Neighbourhood Plan 2022-2039

Cliddesden 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 **Friday 24 November until 5pm on Friday 12 January 2024.**

Representations should be submitted by no later than **5pm on Friday 12 January 2024** online at [Consultations | Basingstoke and Deane Borough Council Online Consultation Portal](#). 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	Miss
First name	Alison
Last name	Mosson
Job title (where relevant)	
Organisation (where relevant)	
Address	[Redacted]
Postcode	[Redacted]
Telephone number	[Redacted]
Email address	[Redacted]
Preferred method of contact	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

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 Cliddesden Neighbourhood Plan does your representation relate to?

- a. Paragraph b. Policy c. Other

2. Do you support or oppose that part of the Cliddesden 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 fully support the Cliddesden Neighbourhood Plan in its entirety

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 Cliddesden 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 Cliddesden 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

Unique Reference Number: BSGD-C7-CL23-12
Status: Approved
Representation: Cliddesden local plan

Date Created: 20.12.2023 - 17:50
Author: Claire Cameron
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 11.12.2023 - 18:50
Date Submitted: 11.12.2023 - 18:50

Are you responding

as

An individual

Comments:

As a resident of Cliddesden I fully support the Cliddesden parish councils neighbourhood development plan and vision for the village.

Documents Attached: No

Boundaries Captured on No

Map:

Unique Reference Number: BSGD-C7-CL23-13
Status: Approved
Representation: Cliddesden Neighbourhood Plan

Date Created: 20.12.2023 - 17:52
Author: Mary Thomas
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 12.12.2023 - 17:52
Date Submitted: 12.12.2023 - 17:52

Are you responding

as

An individual

Comments:

I wish to submit that I fully agree with and support all the sections in the Cliddesden Neighbourhood Plan.

Documents Attached: No

Boundaries Captured on No

Map:

Unique Reference Number: BSGD-C7-CL23-14
Status: Approved
Representation:
Cliddesden Neighbourhood Plan Reg 16 Consultation

Date Created: 20.12.2023 - 17:53
Author: Monica Tilley
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 12.12.2023 - 17:53
Date Submitted: 12.12.2023 - 17:53

Are you responding
as
An individual

Comments:

I wish to say that I agree with the Plan in its entirety and would like my wishes to be duly noted. Thanking you for your co-operation in this matter.

Documents Attached: No
Boundaries Captured on No
Map:

Unique Reference Number: BSGD-C7-CL23-15
Status: Approved
Representation:
Whitchurch feedback in relation to the Cliddesden NH Plan and supporting documents

Date Created: 20.12.2023 - 17:54
Author: Whitchurch Town Council
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 13.12.2023 - 14:54
Date Submitted: 13.12.2023 - 14:54

Are you responding
as
A town or parish council

Comments:

The Development Committee at the meeting on Monday 11 December agreed that their response was that the plan was well done and Whitchurch Town Council have nothing to add but to wish them good luck.

Documents Attached: No
Boundaries Captured on No
Map:

Unique Reference Number: BSGD-C7-CL23-16
Status: Approved
Representation: Cliddesden Neighbourhood Plan (Regulation 16)

Date Created: 20.12.2023 - 17:55
Author: Thames Water
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 13.12.2023 - 17:55
Date Submitted: 13.12.2023 - 17:55

Are you responding
as
On behalf of an organisation

Comments:

Please find attached our response to the above consultation.

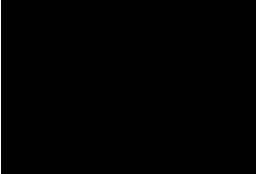
Documents Attached:

BSGD-C7-CL23-16-452 - Thames_Water_redacted.pdf

Boundaries Captured on No
Map:



Issued via email:
local.plan@basingstoke.gov.uk



13 December 2023

Basingstoke – Cliddesden Neighbourhood Plan (Regulation 16)

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 on the draft Neighbourhood Plan:

Policy DD5: Flood Risk - Comments on Wastewater/Sewerage Infrastructure

We support the policy and supporting paragraph 141 in relation to wastewater infrastructure, but consider that the title needs to be improved to make it clear it also relates to wastewater infrastructure provision.

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), 2023, 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 support paragraph 141 and Part 1 c) and Part 2 of Policy DD5, but the Policy title should be amended to also refer to 'Wastewater Infrastructure' and not just flood risk.

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."***

Site Allocations

There are no new site allocations for us to comment upon. The level of information contained in the draft Neighbourhood Plan does not enable Thames Water to make an assessment of the impact the proposed development will have on the waste water/sewerage network infrastructure and sewage treatment works. To enable us to provide more specific comments we require details of the type and scale of development together with the anticipated phasing.

We recommend Developers contact Thames Water to discuss their development proposals by using our pre app service via the following link: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity>

It should be noted that in the event of an upgrade to our sewerage network assets being required, up to three years lead in time is usual to enable for the planning and delivery of the upgrade. As a developer has the automatic right to connect to our sewer network under the Water Industry Act we may also request a drainage planning condition if a network upgrade is required to ensure the infrastructure is in place ahead of occupation of the development. This will avoid adverse environmental impacts such as sewer flooding and / or water pollution.

We recommend developers attach the information we provide to their planning applications so that the Council and the wider public are assured wastewater and water supply matters for the development are being addressed.

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,

David Wilson
Thames Water Property Town Planner

Unique Reference Number: BSGD-C7-CL23-17
Status: Approved
Representation: Cliddesden Neighbourhood Plan

Date Created: 20.12.2023 - 18:15
Author: Alexandra Conboy
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 14.12.2023 - 10:15
Date Submitted: 14.12.2023 - 10:15

Are you responding

as

An individual

Comments:

For some reason we were unable to comment on-line, so please accept our comments by email.

Having read the draft Cliddesden Neighbourhood plan, we are in full support and agreement with all aspects of the plan, in particular the vision:

- For Cliddesden Parish to be secure in its identity as a small and thriving rural settlement, physically and distinctly separate from Basingstoke
- New development – whilst necessary to meet housing needs – will be expected to blend in with the existing village, with houses a suitable size and tenure to suit the needs of local people of all ages.
- Growth will be organic and sustainable with the corresponding growth in infrastructure and services to meet any increased demand.

Cliddesden is a very attractive rural village, situated in stunning countryside. Villagers and Basingstoke residents alike enjoy the many walks on footpaths and permissive paths to the south and west of the village. The draft neighbourhood plan seeks to maintain this character, and access for all to the surrounding countryside.

The plan also recognises the need for development, but plans for it in a sustainable way that makes a variety of housing available for local people, and in a way that does not detract from the character and rural feel of this village.

There are many historic buildings and other areas of interest in the Parish, both inside and outside the conservation zone, and this plan seeks to protect these as well as the local long views across the neighbouring countryside.

Along with most village residents, and the wider community of people who enjoy the area, we fully support the plan's aims with regards to the protection of the countryside against further development, especially large-scale ones in the vicinity that would completely destroy the rural character of this lovely village.

Thank you for the opportunity to comment.

Documents Attached: No

Boundaries Captured on No

Map:

Unique Reference Number: BSGD-C7-CL23-18
Status: Approved
Representation:
Cliddesden Neighbourhood plan regulation 16 consultation
representation

Date Created: 20.12.2023 - 18:17
Author: Brian Karley
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 18.12.2023 - 11:17
Date Submitted: 18.12.2023 - 11:17

Are you responding
as
An individual

Comments:

I have been a resident of Cliddesden for 27 years. I have read the Neighbourhood plan and I fully support it.

I am particularly concerned that development in Cliddesden should be sympathetic to the rural character of the area and that the wildlife, landscape and character of the parish is protected.

I am also concerned that the unique small rural character of the village, with its own distinct local community, is maintained and is not harmed by the village becoming part of the urban area of Basingstoke. The unique character of Cliddesden is very noticeable when entering the village along Woods Lane, leaving the distinctly urban area of Brighton Hill. As one climbs up Woods Lane and then descends into Cliddesden in the narrow and winding Woods Lane, the unique character of Cliddesden village can be experienced.

A number of other small settlements and villages surrounding Basingstoke have been subsumed by the continued expansion of Basingstoke over the last 60 years and as a result have lost their unique character. This should not be allowed to happen to Cliddesden.

Documents Attached: No
Boundaries Captured on No
Map:

Unique Reference Number: BSGD-C7-CL23-19
Status: Approved
Representation: Resident

Author: Steve Dale

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Created: 21.12.2023 - 13:19

Are you responding

as

An individual

Comments:

Q2. Do you support or oppose that part of the neighbourhood plan?

I very much support the neighbourhood plan, it outlines everything I believe in for the village and I really hope its accepted.

Documents Attached: No

Boundaries Captured on No

Map:

Unique Reference Number: BSGD-C7-CL23-20
Status: Approved
Representation: Cliddesden Neighbourhood Plan

Date Created: 21.12.2023 - 15:17
Author: Susan Abbott
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 21.12.2023 - 10:17
Date Submitted: 21.12.2023 - 10:17

Are you responding

as

An individual

Comments:

As a frequent visitor of many years to Cliddesden, I wish to register my full support for the Cliddesden Neighbour Plan.

Documents Attached: No

Boundaries Captured on No

Map:

Unique Reference Number: BSGD-C7-CL23-21
Status: Approved
Representation:
Cliddesden Neighbourhood Development Plan 2022-2039

Date Created: 21.12.2023 - 15:19
Author: Angie Fewster
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 21.12.2023 - 14:19
Date Submitted: 21.12.2023 - 14:19

Are you responding

as

An individual

Comments:

Dear Sir

Cliddesden Parish Council as the qualifying body has prepared a neighbourhood development plan, entitled the Cliddesden Neighbourhood Development Plan 2022-2039, for their parish with the help of the local community. We wish to support this Plan and request that it goes forward to formal consultation and approval.

The neighbourhood plan team have worked extremely hard over the past few years carefully consulting the community and setting out a vision for the future of the parish and planning policies, taking into account residents' views and comments. Our village is small and close-knit with residents very protective of its heritage and conservation, green spaces, wildlife and strong community ties. The village is surrounded by precious open spaces, farmland and woodland with wonderful views over the North Hampshire Downs. This environment offers opportunities for leisure, walking, observing wildlife and getting close to the healing power of nature.

Cliddesden wants to remain a small village, set in a rural environment, one of a string of Hampshire villages each separate and unique. Housing development in the parish must be small and sympathetic to the local character or we will lose our village atmosphere.

The Cliddesden Neighbourhood Development Plan will hopefully be used to determine such future planning applications locally in accordance with the agreed wishes and compromises of the parish. It is the people of Cliddesden who know and understand the needs of their parish as the final document, with all its supporting evidence and careful thought, clearly shows.

We ask you to approve the Plan.

Documents Attached: No

Boundaries Captured on No

Map:

Unique Reference Number: BSGD-C7-CL23-22
Status: Approved
Representation: Objection on access

Author: David Nutt

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Created: 26.12.2023 - 11:58

Are you responding

as

An individual

Comments:

Q1. Which part of the neighbourhood plan does your representation relate to?

Can't see section but concerns over access with cliddesden lane

Q2. Do you support or oppose that part of the neighbourhood plan?

I object. I live on cliddesden lane and the development would affect the view of the landscape. I am also concerned about the increase of traffic. Cliddesden lane has very limited traffic's with single lane and limited passing places.

Q3. Please state any improvements or **modifications** that you feel should be made to the neighbourhood plan.

I object to the whole plan due to impact on the landscape and increase in traffic.

Q4. If a public hearing is necessary would you like to participate?

No

Documents Attached: No

Boundaries Captured on No

Map:

Unique Reference Number: BSGD-C7-CL23-23
Status: Approved
Representation: Cliddesden Neighbourhood Plan

Date Created: 02.01.2024 - 09:25
Author: Liz Karley
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 22.12.2023 - 17:25
Date Submitted: 22.12.2023 - 17:25

Are you responding

as

An individual

Comments:

Q2. Do you support or oppose that part of the neighbourhood plan?

I fully support the Cliddesden Neighbourhood Plan.

Q3. Please state any improvements or modifications that you feel should be made to the neighbourhood plan.

I believe the Plan will be of great value in helping to protect the rural and unique character of the village and its surroundings.

I am a resident of Cliddesden and have lived here since 1996.

Documents Attached: No

Boundaries Captured on Map: No

Map:

Unique Reference Number: BSGD-C7-CL23-24
Status: Approved
Representation:
Notification of Publicity of the Cliddesden Neighbourhood Plan
2022-2039 (BDBC) – Regulation 15

Date Created: 02.01.2024 - 11:06
Author: National Highways
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 28.12.2023 - 18:06
Date Submitted: 28.12.2023 - 18:06

Are you responding
as
On behalf of an organisation

Comments:

Q3. Please state any improvements or modifications that you feel should be made to the neighbourhood plan.

Dear Sir or Madam,

Thank you for e-mail dated 24 November 2023 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 M3 motorway.

We have reviewed documents available on your planning portal, in relation to this consultation, and we have 'No Comments'.

Documents Attached: No
Boundaries Captured on No
Map:

Unique Reference Number: BSGD-C7-CL23-26
Status: Approved
Representation: Cliddesden Neighbourhood Plan Consultation

Date Created: 08.01.2024 - 09:45
Author: Mr Hooper
Added by: Jessica Wells
Agent: Henry Tett

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 03.01.2024 - 10:45
Date Submitted: 03.01.2024 - 10:45

Are you responding
as
Other

Comments:

Q1. Which part of the neighbourhood plan does your representation relate to?

ENV1 Map 7

Q2. Do you support or oppose that part of the neighbourhood plan?

Oppose

The 'Local Gap' proposed is overly extensive and includes areas where sympathetic small scale development could be carried out.

Q3. Please state any improvements or modifications that you feel should be made to the neighbourhood plan.

Should be changed to 'Where views of open countryside may be affected by development'

Q4. If a public hearing is necessary would you like to participate?

No

Documents Attached:

BSGD-C7-CL23-26-543 - Representation form -1 S&S_redacted.pdf

Boundaries Captured on Map: No



Ref: (for official use only)

Basingstoke and Deane Borough Council

Representation form for the Cliddesden Neighbourhood Plan 2022-2039

Cliddesden 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 **Friday 24 November until 5pm on Friday 12 January 2024.**

Representations should be submitted by no later than **5pm on Friday 12 January 2024** online at [Consultations | Basingstoke and Deane Borough Council Online Consultation Portal](#). 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	Mr
First name	Henry
Last name	Tett
Job title (where relevant)	
Organisation (where relevant)	Simmons & Sons
Address	
Postcode	
Telephone number	
Email address	
Preferred method of contact	Email <input type="checkbox"/> Post <input type="checkbox"/>

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 checked="" type="checkbox"/> Post <input type="checkbox"/>

Are you responding as:

- | | | | |
|---------------------------------------|-------------------------------------|--------------------------------|--------------------------|
| An individual | <input 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 checked="" type="checkbox"/> | Other | <input type="checkbox"/> |

PART B

PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

1. Which part of the Cliddesden Neighbourhood Plan does your representation relate to?

- a. Paragraph b. Policy c. Other

2. Do you support or oppose that part of the Cliddesden 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.

The "Local Gap" proposed is overly extensive and includes areas where sympathetic small-scale development could be carried out

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

Should be changed to "Where views of open countryside may be affected by development"

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 Cliddesden 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 Cliddesden 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

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- 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

Unique Reference Number: BSGD-C7-CL23-27
Status: Approved
Representation: Cliddesden Neighbourhood Plan Consultation

Date Created: 08.01.2024 - 10:00
Author: Mr Hooper
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 03.01.2024 - 10:58
Date Submitted: 03.01.2024 - 10:58

Are you responding

as

A landowner/developer/agent/architect

Comments:

Q1. Which part of the neighbourhood plan does your representation relate to?

k DD2

Q2. Do you support or oppose that part of the neighbourhood plan?

Oppose

Should be changed to 'where views of open countryside may be affected by development'

Limiting future development to being one plot deep and of a linear nature creates un-sustainable development. Development should not block existing views over open countryside but is guarded by protected views.

Q3. Please state any improvements or modifications that you feel should be made to the neighbourhood plan. Should be changed to 'where views of open countryside may be affected by development'

Q4. If a public hearing is necessary would you like to participate?

No

Documents Attached:

BSGD-C7-CL23-27-544 - Representation form S&S_redacted.pdf

Boundaries Captured on Map: No



Ref: (for official use only)

Basingstoke and Deane Borough Council

Representation form for the Cliddesden Neighbourhood Plan 2022-2039

Cliddesden 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 **Friday 24 November until 5pm on Friday 12 January 2024.**

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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	Mr
First name	Henry
Last name	Tett
Job title (where relevant)	
Organisation (where relevant)	Simmons & Sons
Address	
Postcode	
Telephone number	
Email address	
Preferred method of contact	Email <input type="checkbox"/> Post <input type="checkbox"/>

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 checked="" type="checkbox"/> Post <input type="checkbox"/>

Are you responding as:

- | | | | |
|---------------------------------------|-------------------------------------|--------------------------------|--------------------------|
| An individual | <input 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 checked="" type="checkbox"/> | Other | <input type="checkbox"/> |

PART B

PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

1. Which part of the Cliddesden Neighbourhood Plan does your representation relate to?

- a. Paragraph b. Policy c. Other

2. Do you support or oppose that part of the Cliddesden 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.

Should be changed to "Where views of open countryside may be affected by development"
Limiting future development to being one plot deep and of a linear nature creates un-sustainable development. Development should not block existing views over open countryside but this is guarded by protected views.

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

Should be changed to "Where views of open countryside may be affected by development"

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

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Unique Reference Number: BSGD-C7-CL23-28
Status: Approved
Representation:
Cliddesden Neighbourhood Plan. Public Consultation.

Date Created: 08.01.2024 - 10:11
Author: Leslie Smith
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 07.01.2024 - 15:10
Date Submitted: 07.01.2024 - 15:10

Are you responding
as
On behalf of a community group

Comments:

Q1. Which part of the neighbourhood plan does your representation relate to?

See attachment

Documents Attached:

BSGD-C7-CL23-28-545 - STANHD Representation on the Cliddesden Neighbourhood Plan.pdf

Boundaries Captured on Map: No

STANHD REPRESENTATION ON THE CLIDDSDEN NEIGHBOURHOOD PLAN.

I write on behalf of Cliddesden STANHD, a local action group, formed by the villagers to provide constructive and pragmatic response to Planning Applications for residential development within the Cliddesden Parish boundary.

The village is unique in many ways for both for its countryside location and its historic assets. These are adequately described within the Neighbourhood Plan. The residents value and respect its historical assets and countryside. The village provides important amenity and leisure opportunities to be enjoyed by the people of Basingstoke and surrounding areas, which should be protected and preserved for future generations.

In the past, Cliddesden has embraced the requirement for new housing development by sensitively integrating this within, and adjacent too, its settlement boundary. The Neighbourhood Plan incorporates this strategy and the residents desire to see the further expansion of the village to be undertaken in a similar vein. The various Neighbourhood Design Policies, together with the Design Codes, 1-9 inclusive in Appendix A, clearly schedule the parameters to be incorporated to achieve their vision for future housing developments.

It cannot be stressed how important the approval of Neighbourhood Plan is to the future of the village as, during the last 5 years, it has faced a continual barrage of Residential Planning Applications from speculative Developers. They have endeavored to exploit Basingstoke and Deane's difficulties in demonstrating a 5-year supply of housing land, by citing a "presumption in favour of sustainable development" and engaging a tilted balance argument as the basis for approving their planning applications.

Whilst this strategy has made Cliddesden vulnerable to such opportunism, it has been seriously compounded by a shortcoming in the current Basingstoke & Deane Local Plan (2011-2019) which required the village to provide 10 new houses within the plan period, (Policy SS5, Clause 4.66). To date, the village has delivered or approved an additional **22** new houses in or adjacent to its settlement boundary. These new houses, however, have not been credited to the village due to caveats included in Policy SS5, Clause 4.67 of the same plan. This anomaly has also been exploited by Developers.

The Village's exposure to speculative, inappropriate development is clearly illustrated by the current situation where 3No Appeals are now outstanding for Planning Applications totaling a further 46 houses in village.

The approval of the Neighbourhood Plan and the proposed amendments to Clause 4.67 in the new Local Plan are fundamental to delivering controlled housing growth sensitive to Cliddesden's attributes and character and we fully endorse it.

██████████
████████████████████

Unique Reference Number: BSGD-C7-CL23-29
Status: Approved
Representation: Cliddesden Neighbourhood Plan

Date Created: 11.01.2024 - 10:37
Author: Mark Gifford
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 11.01.2024 - 23:37
Date Submitted: 11.01.2024 - 23:37

Are you responding

as

An individual

Comments:

Q1. Which part of the neighbourhood plan does your representation relate to?

Dear Sir/Madam, having read the regulation 16 version of the Cliddesden Neighbourhood Plan, I wish to offer my full support for its content.

It is vitally important that the villages which surround the town are not swallowed up by the ever increasing expansion of housing in Basingstoke. Cliddesden plays a vital role in offering excellent walking and farm land, and its views and topography should be protected and cherished.

Of course there will need to be some development in the Cliddesden Parish, and this plan is well prepared to help ensure the design of future housing would be sympathetic and well built.

The town planners should NEVER again endorse such poorly designed development, with ludicrously poor parking allowances such as Rooksdown, an estate which puts shame on the town.

I see no reason to not endorse this plan.

Documents Attached: No

Boundaries Captured on No

Map:

Unique Reference Number: BSGD-C7-CL23-30
Status: Approved
Representation: CLIDDSDEN VILLAGE NEIGHBOURHOOD PLAN

Date Created: 11.01.2024 - 10:39
Author: Mandy Gifford
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 11.01.2024 - 01:39
Date Submitted: 11.01.2024 - 01:39

Are you responding

as

An individual

Comments:

Q1. Which part of the neighbourhood plan does your representation relate to?

Dear Sir/Madam,

I understand that the Cliddesden Village Neighbourhood Plan is out for consultation.

I am writing to offer my full support of this plan; in this time of massive development, often on green sites, it is so important to protect the villages close to Basingstoke town, especially Cliddesden. The village offers easy countryside access to those who live in the town (as was very clear during the COVID pandemic), with fine quality farmland, unrivalled views and excellent opportunities for outdoor pursuits such as walking and cycling.

Whilst I understand that land for housing developments has to be found, I would suggest that it would be better to have the smaller developments within the village parish as outlined in the plan which could be incorporated into the village sympathetically keeping the character of the village.

This area needs to be preserved for future generations, not just for the village but for all in Basingstoke town and the surrounding areas.

Documents Attached: No

Boundaries Captured on No

Map:

Unique Reference Number: BSGD-C7-CL23-31
Status: Approved
Representation:
Consultations Response - Cliddesden Neighbourhood Plan -
Regulation 16 consultation

Date Created: 11.01.2024 - 10:42
Author: Natural England
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 11.01.2024 - 01:41
Date Submitted: 11.01.2024 - 01:41

Are you responding
as
On behalf of an organisation

Comments:

Q1. Which part of the neighbourhood plan does your representation relate to?
See attachment

Documents Attached:

BSGD-C7-CL23-31-566 - 458516 NE Response.pdf

Boundaries Captured on No
Map:

Date: 11 January 2024
Our ref: 458516
Your ref: Cliddesden Neighbourhood Plan



Planning Policy Team
Basingstoke & Deane Borough Council

BY EMAIL ONLY

local.plan@basingstoke.gov.uk



Dear Sir/Madam

Cliddesden Neighbourhood Plan - Regulation 16 Consultation

Thank you for your consultation on the above dated 24 November 2023.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#).

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely
Sally Wintle
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](#) .

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)². Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)³.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁴ website and also from the [LandIS website](#)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁷ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

¹ <http://magic.defra.gov.uk/>

² <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁴ <http://magic.defra.gov.uk/>

⁵ <http://www.landis.org.uk/index.cfm>

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁸), such as Sites of Special Scientific Interest or [Ancient woodland](#)⁹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹⁰) or protected species. To help you do this, Natural England has produced advice [here](#)¹¹ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)¹².

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

[Defra's Biodiversity Metric](#) should be used to understand the baseline biodiversity value of proposed development sites and may be used to calculate biodiversity losses and gains where detailed site development proposals are known. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Defra's Biodiversity Metric](#) and is designed for use where certain criteria are met.

Where on site measures for biodiversity net gain are not possible, you should consider off site measures.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)¹³).

⁸ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

⁹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹⁰ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

¹¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹² <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

¹³ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Defra's Biodiversity Metric](#) and is available as a beta test version.

Unique Reference Number: BSGD-C7-CL23-32
Status: Approved
Representation: LPA response to Cliddesden NP

Date Created: 11.01.2024 - 10:50
Author: Basingstoke and Deane
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 11.01.2024 - 00:50
Date Submitted: 11.01.2024 - 00:50

Are you responding
as
A district/borough council

Comments:

Q1. Which part of the neighbourhood plan does your representation relate to?

See attached

Documents Attached:

BSGD-C7-CL23-32-567 - Appendix 1 Response from LPA to Cliddesden PC.docx

Boundaries Captured on Map: No

Appendix 1: Detailed Assessment of the Cliddesden Parish Neighbourhood Plan and Supporting Documentation

This appendix provides a more detailed assessment of the CNP in relation to the ‘basic conditions’ requirements. This includes an assessment of how the CNP would operate in practice once it is ‘made’, as it is important to ensure that the CNP can be implemented in a manner which delivers on the objectives of the document. Annex A to this response sets out some additional minor/factual observations. In most cases, the objective and intent of the policies is supported, but the suggestions are aimed at ensuring that the policies achieve the objective for which they are intended. Rather than review each policy in detail, the comments only address those policies where the LPA has identified specific issues which it thinks need to be addressed.

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
Plan period	The plan period specified at this stage is 2019 – 2038.		Currently it is not clear why 2019 has been chosen as the start date. The end date appears to be designed to correlate with the LPU timeframe. This may need to be amended in light of the LPU timescales, and hence 2039 is likely to be a more appropriate end date (working on the assumption that the LPU is likely to be adopted in 2024 and hence have an end date of 2039).	Met. However, as it is now proposed that the Local Plan Update will run to 2040, it is suggested that the end date of the NP is changed to align with this.
Historic Environment				
Policy H1: Conservation Area	This policy seeks to protect the historic character of the parish and applies to development proposals within or adjacent to the Cliddesden	Paragraph 16 of the NPPF: Plans should:	Add: 'b) conserve or enhance the	Met The council's historic environment team is

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>Conservation Area. This is strongly supported in principle.</p> <p>However, there are concerns regarding the precise wording of the policy.</p> <p>In relation to Conservation Areas, the legislation requires that reference is made to 'character and appearance' of the CA, as per section 72 (of the Planning (Listed Buildings and Conservation Areas) Act 1990).</p> <p>It is also suggested that wording could be added in relation to the Conservation Area Appraisal Document 2003. Additional text could also be added to ensure that new appraisal documents would effectively take precedence once published i.e. wording along the lines of '<i>or subsequent versions</i>'.</p> <p>Criterion c) should read 'are in' rather than 'be in' to make sense from the first sentence.</p> <p>Criterion e) is repeated in the Policy H2: Design code, and it would be worth considering whether this repetition is needed.</p> <p>The policy notes that Cliddesden Parish Council intends to establish a list of non-designated heritage assets, however this is not included within the plan or supporting documents. This reference to such an intention is not needed in the policy and is not a spatial element that the decision maker could apply when determining</p>	<p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p> <p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).</p>	<p>character <u>and appearance</u> of the Conservation Area...'</p> <p>'as described in the Conservation Area Appraisal Document 2003 <u>and any replacement CA Appraisal</u>'</p> <p>Remove reference to the intention to create a listing process for heritage assets, as this will not be of relevance to the determination of applications.</p> <p>Amendments are also required in order to bring the policy in line with the NPPF. Currently, the test within the policy is weaker than the NPPF which is a significant concern and needs to be addressed.</p>	<p>satisfied that the wording of the policy now aligns with the NPPF. It has been reworded so it covers heritage assets both within and outside the conservation area.</p> <p>The suggested revised wording for criterion b) has been included.</p> <p>The previous policy wording about establishing a list of non-designated heritage assets has been removed from the policy but has been retained elsewhere in the Plan as a community aspiration.</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>applications. This part of the policy should therefore be removed.</p> <p>In terms of the list which is proposed to be established. If the parish council are seeking to use the CNP as a mechanism for helping protect particular historic building (as would appear to be the implication) then the CNP could be amended in order to highlight certain buildings the parish council consider to be important in terms of their heritage value (in a similar way to how this has been tackled in the Burghclere Neighbourhood Plan for example). As that would allow for the importance of certain buildings to be highlighted without creating confusion with the borough's local listing process.</p> <p>However, it should be noted that any sort of listing process can have detrimental unforeseen consequences, as it can be problematic if a building is not included in the list, but later argued to be worthy of being a non-designated heritage asset through the planning application process (as the implication would be that it cannot be worthy of such status owing to it having not been included within the list in question).</p> <p>In terms of the public benefits test within the policy, it is considered that this is not entirely consistent with the NPPF. The policy only applies the test to listed buildings within the Conservation Area, whereas actually it applies to all listed buildings, and the application of the test depends on the level of harm. Therefore, it is</p>			

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>recommended that the test within the policy needs to be brought in line with the NPPF (paragraph 200). This is an important issue as currently the policy is weaker than that which is included within the NPPF, which is concerning in and of itself, and probably also not what is intended by the parish council.</p> <p>It is recommended that the parish council engage with the council's Historic Environment Team regarding these detailed technical aspects of the policy and they will be happy to help refine the wording in order to ensure that it accords with the relevant legislation and guidance.</p>			
Housing				
<p>Paragraphs 84-89 and paragraph 94</p>	<p>These paragraphs reference the current Local Plan policies SS5 (Neighbourhood Planning) and SS6 (New housing in the countryside)</p> <p>In paragraph 84 it would be helpful to clarify that the 10 dwellings requirement relates to the adopted Local Plan 2011-2029. It would also be helpful to note that there are qualifying criteria to meet Policy SS5. The way the supporting text is currently worded suggests this requirement has been met which is not the case as the permissions mentioned do not meet the qualifying criteria as per paragraph 4.67 of the Local Plan. The requirement is still outstanding.</p> <p>It is then noted within paragraph 89 that the NP does not allocate sites to meet identified need in the ALP.</p>	<p>Paragraph 16 of the NPPF:</p> <p>Plans should:</p> <p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p>	<p>Currently there is no policy within the neighbourhood plan which will ensure that the Local Plan housing requirement for the settlement of Cliddesden, as set out in Policy SS5, is met (either in the current Local Plan or the LPU). It is up to the parish council whether such a policy framework/allocation is included (as is clearly set out in the PPG). However, this housing requirement</p>	<p>Met.</p> <p>It is noted that the Plan includes a new policy (Policy HD1: New Housing to meet the requirements of Local Plan Policy SS5) that sets out a commitment to support appropriate development proposals that would meet Cliddesden's housing requirement (as identified in the adopted Local Plan or the Local Plan Update).</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>Paragraph 94 then states ‘The Parish Council will support appropriate proposals for new housing within or adjacent to the Cliddesden Settlement Policy Boundary which meets the requirements of Local Plan Policy SS5. Once the requirement for Policy SS5 has been met, proposals for development on sites outside the village of Cliddesden that are adjacent to the Settlement Policy Boundary will be subject to relevant Local Plan policies for new housing in the countryside.’</p> <p>This is not a policy requirement but is supporting text, therefore the status of this is weaker than that of a policy.</p> <p>The council have written to Cliddesden regarding the number in the current Local Plan which has not been met via a qualifying windfall consent or allocation within the NP.</p>		<p>will to be addressed and hence it is recommended that the parish council give further consideration to how this can be done most appropriately. Currently the draft NP does not meet the requirements of the adopted Local Plan.</p>	<p>This is considered to be a suitable approach that ensures that the Plan is in conformity with the strategic policies in the Local Plan without allocating sites. It is recognised that similar wording was supported by the examiner in similar circumstances in the Sherfield-on-Loddon Neighbourhood Plan (2018).</p> <p>However, the approach will not provide the Parish with the additional protection from speculative development provided by NPPF para 14.</p>
<p>Policy HD2: Design code (now Policy DD1: Design Code)</p>	<p>This policy requires residential development and conversions to take into account the guidance within the Cliddesden Design Code, unless protections for the Historic Environment would be compromised.</p>	<p>Paragraph 16 of the NPPF: Plans should: d) contain policies that are clearly written and</p>	<p>Consider whether the suggested changes should be incorporated.</p>	<p>Met. The policy has been renamed Policy DD1, moved to the ‘Design and Development’ section, and</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>This policy and its supporting text focusses very much on design. It is therefore suggested that the policy and supporting text is placed in the Design and Development section later on in the NP so it is with the other design policies.</p> <p>The wording of Policy HD2 says it only applies to proposals for residential development. But it is very conceivable that non-residential development proposals will come forward and the design code would usefully apply to those proposals as well. It is suggested that the wording of the policy is altered to address this.</p> <p>The policy states that proposals for development should “take into account” the guidance set out in the Cliddesden Design Code”. The phrase “take into account” could be replaced with the stronger wording “be in accordance with”.</p> <p>On the second line of the policy the word ‘document’ could be deleted, as it is redundant, to read ‘Cliddesden Design Code’ or ‘Design Code’. Similar references to the ‘Design Code document’ throughout the NP could be altered to remove the word ‘document’.</p> <p>It is suggested that the Design Code should be given the same date as the NP so that it is clear it is up to date. References in the NP should reflect this. Also, because the Design Code would be an appendix to the NP, there is no need to constantly refer to the date and most</p>	<p>unambiguous, so it is evident how a decision maker should react to development proposals;</p> <p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).</p>		<p>reworded to address previous concerns.</p> <p>In line with previous suggestions, the wording has been amended to ensure that the policy can be applied to all types of development rather than just residential schemes.</p> <p>The previous comment suggested that proposals should ‘be in accordance with’ the Design Code. However, recent examinations have indicated that it is more suitable for development to instead ‘have regard to’ the Code and this new position is reflected in the proposed policy wording.</p> <p>The previous comments suggested that the Design Code should have the same</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>references to the code can simply refer to the 'Cliddesden Design Code' or 'Design Code'.</p> <p>The 3 bullets in Policy HD2 focus on the appearance and layout of individual buildings. But the Design Code usefully sets out principles regarding settlement pattern and such features as Green Fingers. It is suggested that HD2 could be usefully amended to reflect how the code addresses these broader issues such as settlement pattern.</p> <p>This policy applies to the whole parish and should be considered in relation to other policies within the plan such as Policy DD2: Sustainability and Climate Change as some aspects such as a solar panel in the conservation area may not be in line with the policy.</p>			<p>date as the plan. However, as the Design Code would be an appendix to the Plan, this is not a concern.</p>
<p>Policy HD3: Modifications and extensions to dwellings</p> <p>(now Policy HD3: Extensions and Annexes to dwellings)</p>	<p>There is a concern that there is something of a disconnect between the reasoning for the policy set out in the supporting text and the actual content of the policy. More specifically, the supporting text refers to seeking to retain smaller dwellings, whereas the policy makes no reference to smaller dwellings and hence applies to all dwellings. The policy appears to be more focused on the design aspects related to extensions.</p> <p>The LPA has no objection to the NP including a policy regarding the design of extensions, but it's important to ensure that this is consistent with the aspirations for the policy.</p>	<p>Paragraph 16 of the NPPF:</p> <p>Plans should:</p> <p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p> <p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient</p>	<p>Clarify within the supporting text what would be considered a modification in the context of the policy. Alternatively, reference to 'modification' could be removed from the policy.</p> <p>2nd bullet. After the word 'pattern' could insert the words 'of development'.</p>	<p>Partially met.</p> <p>Although the suggested change to bullet point 2 has not been made, this does not affect the Basic Conditions.</p> <p>The policy sets out reasonable design requirements, however it is also suggested that the design of annexes should ensure they</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>If the policy is primarily focused on retaining a stock of small dwellings then this would need to be evidenced and the policy should be more definitively worded in terms of issues such as what constitutes a small dwelling and how they will be retained.</p>	<p>clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).</p>		<p>are not capable of being made into separate dwellings.</p> <p>The considerations in this policy would also be relevant for other detached buildings within the curtilage of residential properties.</p>
<p>Policy HD4: Replacement of dwellings</p>	<p>The same concerns apply as with HD3 i.e. the disconnect between the reasoning for the policy, and how it is actually drafted.</p> <p>It should be noted that when a replacement dwelling is submitted within the SPB its principle is accepted, therefore the policy needs to be clearer that it is only applicable in the countryside. Possible wording could be. 'Where the replacement or extension of a dwelling is located outside of the settlement policy boundary it will be permitted where it accords....'.</p> <p>It is suggested that bullet 3 needs re-drafting, as it refers to new and existing development, which</p>	<p>Paragraph 16 of the NPPF:</p> <p>Plans should:</p> <p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p> <p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be</p>	<p>Improve clarity of the policy wording to make it clear that it is only applicable to planning permissions within the countryside, and redraft bullet 3.</p>	<p>Met.</p> <p>The examiner may wish to take a view on whether the considerations in this policy are relevant to <u>all</u> replacement dwellings, and not just those in the countryside.</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>implies that multiple dwellings would remain on the site.</p>	<p>drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).</p>		
<p>Policy HD5: Linear character. (now Policy DD3: Linear Character)</p>	<p>The policy requires that development proposals should reflect the linear character of the area as defined in the Design Code. It notes that development which erodes the linear character of the area will be resisted.</p> <p>This policy focusses on character and so it is suggested that the policy and its supporting text is moved to the Design and Development section later on in the NP so it is with the other design policies.</p> <p>The LPA would question whether the whole parish could be described as having a linear character, however for example, the village</p>	<p>Paragraph 16 of the NPPF:</p> <p>Plans should: d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p>	<p>Consider whether some elements could be reframed to focus on views and backland development if this is the purpose of the policy.</p>	<p>Partially Met.</p> <p>As set out in the previous comments, not all of the village has a linear character. It is therefore suggested that this policy is rephrased to only relate to those parts of Cliddesden where the Design Code identifies there is a</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>centre, where 4 roads converge, does not have linear character and has more of what could be termed a 'nucleated' character. If the policy is really focusing on views and resisting backland development then the policy may need to be amended accordingly to focus more directly on those issues.</p>			<p>strong linear character.</p> <p>It is also noted that there is an overlap between this policy and criterion k in Policy DD2.</p>
Design and development				
<p>Paragraph 127 (now para 125)</p>	<p>This paragraph states that "Where new development sits outside of the village and other residential character areas (i.e. Hackwood Lane and Station Road), its density should reflect adjacent village character areas and in no case should it exceed the highest density developments within the Plan Area (24dph)". It is suggested that this paragraph (and its corresponding text in point e on page 28 of the Code) should be rephrased as it should be recognised that the density of developments outside the village character areas should have regard to their rural location and not be simply restricted to reflecting adjacent village character areas. It is also suggested that the reference to a ceiling of 24 dph should be removed as it is quite conceivable, for example, that a well-designed terrace or a small block of flats could be proposed which are entirely in keeping with the character of the area but which could have a density of above 24 dph.</p> <p>It is suggested that consideration could be given to replacing the above text with such wording as "Where new development is proposed outside of</p>		<p>Consider whether the wording in paragraph 127 should be amended as per suggestion.</p>	<p>Met. The suggested wording has been included.</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>the Village Character Areas, the layout, character and appearance of the development should have regard to its rural location and the character of neighbouring Village Character Areas as appropriate”.</p>			
<p>Policy DD1: Design and Development (now Policy DD2: Design and Development)</p>	<p>This policy relates to design and requires development proposals to contribute positively to the character of Cliddesden incorporating design principles that reflect the local vernacular.</p> <p>This policy appears to repeat a number of other policies and specifically references the Design Code, Conservation Area appraisal and Heritage SPD. The relationship between Policy HD2: Design Code and this policy should be considered to determine the amount of additionality that this policy adds.</p> <p>If the policy is to be retained, the following suggestions are recommended:</p> <p>Criteria (a). It is suggested that the phrase “in line with Design Codes” be replaced with the phrase “in accordance with the Cliddesden Design Code“.</p> <p>Criteria (b). It is suggested that the phrase “density in new development proposals” should be replaced with “the density of new development proposals”.</p> <p>Criteria (c), first line. It is suggested that the word ‘with’ is replaced with the word ‘to’ so that it</p>	<p>Paragraph 16 of the NPPF:</p> <p>Plans should: d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p> <p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and</p>	<p>Consider the relationship between this policy and the design code policy, and determine whether they are both needed.</p> <p>If the policy is retained the suggested changes could be made to the policy.</p>	<p>Partially met, however previous concerns about the potential overlap between the Design Code policy (now Policy DD1) and this policy remain.</p> <p>In relation to the previous comments on the specific policy criteria:</p> <p>Criterion a) previous comments suggested that the policy wording should say “in accordance with the Cliddesden Design Code”. However, previous NP examinations have indicated that development should ‘have regard’ to the Code instead (met).</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>reads “that they respond positively to the design and appearance.”</p> <p>Criteria (f) states “developments should respect plot widths, and position within plots”. It is suggested that this wording is reviewed to read “developments should respect the characteristic plot sizes and widths, and the position of buildings within plots, of the surrounding area”.</p> <p>Consideration should be given to incorporating into this policy a criterion which addresses development proposals outside the Village Character Areas as discussed in respect of paragraph 127 (relating to density, above).</p>	<p>planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).</p>		<p>Criterion b) met – the wording has been updated as per the suggestions.</p> <p>Criteria c) met – the wording has been updated.</p> <p>Criteria f) met – the wording has been updated.</p> <p>Criteria g) met – this new criterion addresses development outside the village character areas.</p> <p>A criterion relating to sustainable design and construction could also be added to the policy, as this has now been removed from Policy DD4 (formerly Policy DD2 – see below).</p>
<p>Policy DD2: Sustainability and Climate Change</p>	<p>This policy supports development proposals which mitigate and/or reduce the impact of climate change and principles within the NPPF. It also supports sustainable buildings and</p>	<p>Paragraph 16 of the NPPF: Plans should:</p>	<p>Consider the relationship between climate change and</p>	<p>Partially met.</p> <p>The scope of this policy has been</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
(now Policy DD4 – Sustainability and Climate Change).	<p>sustainable forms of construction. It notes that proposals should seek to minimise energy efficiency.</p> <p>The principle of the policy is supported, particularly given the council's Climate Emergency Declaration.</p> <p>In terms of on-site renewable energy generation technology, the relationship between this and design need to be considered as a solar panel may not be suitable as per the design policies which support traditional materials.</p> <p>The policy is not particularly detailed or ambitious. That is considered reasonable given the current policy context in the form of the NPPF and the current ALP. However, the borough council is proposing much more extensive sustainable design policies as part of its Local Plan Update, which would potentially supersede this policy on the adoption of the LPU.</p>	<p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p> <p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).</p>	the historic environment.	<p>narrowed to just relate to 'domestic energy-generating infrastructure'. It may therefore be suitable to rename the policy.</p> <p>The purpose of requiring compliance with the 'Microgeneration Certification Scheme' is unclear, and this should be deleted.</p>
Leisure and Wellbeing				
Policy LW1: Current Valued	The policy lists a number of Valued Community Facilities and requires that proposals which involve the current VCF will only be supported	Paragraph 16 of the NPPF:	Reference to the council's marketing note could be added	Met.

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
Community Facilities	<p>where it does not result in the loss of, or have an adverse effect on the facility concerned unless a satisfactory alternative can be provided or it is clearly proven the current facility is no longer viable.</p> <p>In terms of the viability aspect, it may be helpful to include reference to the council's marketing note which provides information relating to demonstrating viability (as required by Policy CN7/CN8 of the ALP). This may assist the decision maker in assessing the policy criteria.</p>	<p>Plans should:</p> <p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p> <p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).</p>	to provide a framework for testing viability.	
Policy LW2: Additional valued	This policy requires that new developments should offer the opportunity to create new community facilities in accordance with priorities	Paragraph 16 of the NPPF:	Consider removing reference to this as a policy and instead	Not met. Although the policy is caveated ('as appropriate to their

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
community facilities	<p>determined by the parish council in consultation and agreement with the local community.</p> <p>It is considered that this policy could be supporting text as it cannot be required through planning policies.</p> <p>It is not clear what 'offer the opportunity' means through S106/community infrastructure levy. It is not considered that this is clear.</p> <p>It also notes that new facilities should be provided in accordance with priorities determined by the Parish Council in consultation and agreement with the local community. It is not considered that this can be made compulsory and therefore should be encouraged and potentially placed in the supporting text.</p>	<p>Plans should:</p> <p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p> <p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).</p>	include as supporting text or as a community aspiration.	<p>scale, nature and location') the Plan should recognise that planning obligations would still need to meet the tests set out in NPPF para 57.</p> <p>As previously suggested, it is considered that the wording of this policy would be better in supporting text.</p>
Transport and movement				
Policy TM1: Increased	This policy requires all new developments which increase the number of access points or involve	Paragraph 16 of the NPPF:	The LPA recommends that the	It is noted that the PC consulted Hampshire

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
access points and traffic	<p>an increase in traffic generation to demonstrate they do not further increase the risk to a cyclist or pedestrian safety or exacerbate stress to these or adjoining areas. Where risk is increased, proposals are required to incorporate mitigation for this additional pressure.</p> <p>Given that this policy addresses highway safety and the functioning of the highway network it is considered vital that the parish council consult with the Local Highway Authority.</p>	<p>Plans should: d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p>	<p>parish council consult with the Local Highway Authority regarding this policy.</p>	<p>County Council (the Local Highways Authority) as part of the Regulation 14 consultation.</p>
Policy TM2: Improving Footpath and Cycle Networks	<p>This policy requires new development to promote safe access to the countryside through protection and enhancement of the existing Public Rights of Way (PROW) network. Furthermore, development proposals are also required to provide link and enhancements to the existing footpath, bridleway and cycleway network, where considered necessary and relevant.</p> <p>Given that this policy addresses public rights of way and the functioning of these it is considered vital that the parish council consult with Hampshire County Councils Public Rights of Way team.</p>	<p>Paragraph 16 of the NPPF:</p> <p>Plans should: d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p>	<p>The LPA recommends that the parish council consult with the HCC Public Rights of Way team regarding this policy.</p>	<p>It is noted that the PC consulted Hampshire County Council as part of the Regulation 14 consultation.</p>
Environment				
Policy ENV1: Local Gap	<p>This policy designates a Local Gap between Cliddesden and Basingstoke.</p> <p>The principle of the Local Gap provides a clear locally distinctive policy, although it is noted that this designation would directly impact upon land promoted for future development through the Local Plan Update. Also, within the policy, there</p>	<p>Paragraph 16 of the NPPF:</p> <p>Plans should: d) contain policies that are clearly written and unambiguous, so it is evident how a decision</p>	<p>It is recommended that criteria a) and b) be removed and that the final paragraph in the policy be used as the test for relevant applications. The extent of the gap</p>	<p>Not Met. As previously identified, the general principle of a Local Gap providing separation between the settlements is supported. The size</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>is criteria a) and b), and then an additional paragraph which provides additional instances when proposals would be supported. At present, it is not clear how criteria a) and b) relate to the paragraph i.e. does the proposal need to meet a) or b) then move onto the additional paragraph. Criteria a and b are particularly restrictive only allowing either agricultural use or an essential structure for utilities and is more restrictive than Policy EM2 (Strategic Gaps) of the ALP which allows development in gaps but does not specify that this needs to be agricultural or for utilities. Consideration should be given to whether this highly restrictive approach is suitable.</p> <p>Moreover, there appears to be tension between the first set of requirements i.e. development only be acceptable provided... vis-à-vis the more positively framed final paragraph. The LPA consider that the final paragraph provides the more appropriate test, which would be broadly consistent with that in the Local Plan, and recommends that the a) and b) element is removed.</p>	<p>maker should react to development proposals;</p> <p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).</p>	<p>should be supported with relevant evidence.</p>	<p>of the Gap has been reduced since Reg 14 and is justified in a Local Gap background paper.</p> <p>However, there remain concerns that the types of uses permitted by criteria a) and b) are too restrictive, and that other types of development could also be acceptable provided they do not harm the integrity of the gap. The wording, as proposed, is tighter than the Strategic Gap policy in the council's adopted Local Plan.</p> <p>Concerns expressed at Reg 14 about how the policy is worded (and the relationship between criteria a), b) and the final paragraph) remain.</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
<p>Policy ENV2: Protection and enhancement of the natural environment and Local Green Spaces</p>	<p>The policy identifies a number of local green spaces and seeks to protect the quality of accessible public and private open space. It provides criteria for when green spaces should be protected and retained.</p> <p>The criterion within the policy appears to be weaker than the NPPF. For instance, para 147 of the NPPF: 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'. The policy does not use the same terminology but does allow the loss of LGS where one of the three criteria is met. Consequently, it is considered that stronger criteria protecting these spaces could be utilised if the parish council considered that appropriate.</p>	<p>NPPF para 103: 'Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'</p> <p>NPPF para 147: 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'.</p>	<p>Ensure the wording is in line with the NPPF and this could involve the wording of 'very special circumstances'.</p>	<p>Met. It is suggested that the map should be made larger in the Plan to allow the LGS to be more clearly identified.</p> <p>The policy is helpfully supported by an 'ENV2 Local Green Space Background Paper', which justifies the LGS in relation to the tests in the NPPF. It is recognised that the number and extent of the LGSs has been reduced and some of the boundaries rationalised since Reg 14.</p> <p>The document provides a justification for each of the LGSs, however the examiner will need to visit the sites and take a view about whether they meet the tests. Particular consideration should be given to criterion</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
				b) that they are 'demonstrably special to the local community', and 'hold particular local significance'.
Policy ENV3: Protection and Enhancement of the Natural Environment	<p>The policy seeks to protect the loss of important trees, woodland, hedgerows and wildlife corridors and sets criteria for new development.</p> <p>Whilst the principle of the policy is supported, some clarity could be provided.</p> <p>In the first instance the first 3 paragraphs seem to provide a series of very similar requirements, and it is recommended that these paragraphs are rationalised.</p> <p>The first line of the policy states that any development which results in the loss of important trees, woodland, hedgerows or wildlife corridors will not be permitted unless the need for and the benefits in that location outweigh any loss or there is clear evidence that alternative development cannot take place in another location. This covers a significant area of the parish and in particular the majority of the frontage of roads within the parish. This would mean access to sites would not be permitted unless the benefits outweigh the loss and it is not clear what would be considered a benefit which would meet this test.</p>	<p>Paragraph 16 of the NPPF:</p> <p>Plans should:</p> <p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p> <p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and</p>	<p>It is recommended that the policy is rationalised in order to establish a clearer set of requirements.</p> <p>It is considered that some of the buffer requirements are not in line with the Landscape, Biodiversity and Trees SPD which is also referenced within the policy. An evidence base is required to justify the requirements where they differ from the Landscape, Biodiversity and Trees SPD.</p> <p>It is suggested that the policy wording is amended in relation to biodiversity net gain in order to bring</p>	<p>Partially Met. The policy has been amended to bring the criteria more into line with the buffers identified in the council's adopted Landscape, Biodiversity and Trees SPD.</p> <p>The second sentence of the policy should include the words 'and/or compensation' after the word mitigation. Para 220, should also be corrected to state that hedgerows of <u>more</u> than 20m (not less) should be surveyed under the Hedgerow Regulations.</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>For new development, the criteria requires that buffers are provided. This includes a buffer zone of at least 50m for development adjacent to important Woodland or ancient woodland, a buffer zone of at least 20m for important trees, important hedgerows or wildlife corridors of at least 4m. These are different to the Landscape, Biodiversity and Trees SPD, for instance the buffer zones of important Woodland or Ancient Woodland of at least 50m buffers is more than the SPD recommends and therefore needs to be justified. Furthermore, the buffer zones adjacent to important hedgerows and wildlife corridors is at least 4m which is less than the SPD recommends (minimum of 5m). Again, the differences should be justified.</p> <p>Furthermore, the policy notes that 'any new or replacement buildings' will be required to demonstrate at least 10% net gain biodiversity, this could however be expanded to cover any developments over 0.1 ha in size, as per required by the legislation as it is not just about buildings but any development which might impact biodiversity.</p> <p>In relation to the eighth bullet point it may be helpful to define what is meant by significant harm.</p> <p>The policy also requires that 'the principles set out in the Landscape, Biodiversity and Trees SPD shall be followed', which conflicts with the size of the above buffer zones cited within the</p>	<p>planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).</p>	<p>it in line with the legislative requirements.</p>	

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	policy. This requirement is considered problematic, as it makes the policy internally inconsistent. Local justification is required.			
Policy ENV4: Preserving important views in the parish of Cliddesden	<p>The policy seeks to ensure that development proposals take into account and protect views to and from the parish. Developments must be designed to preserve important views which are listed within the policy.</p> <p>The principle of the policy is supported. However, it is noted that whilst all of the viewpoints are located within the parish, some of the areas of view extend beyond it. Within the policy it could be helpful to specify 'development proposals within Cliddesden Parish'.</p>	PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).	It could be helpful to include reference to development proposals within Cliddesden Parish within the wording of the policy.	Not met. The policy still identifies key views that extend beyond the parish boundary on the policy map. It is recommended that these are amended to remain within the neighbourhood planning area.
ENV5 Valued Landscapes Policy	<p>Although specific comments were not raised at Regulation 14 in relation to this policy, the LPA has concerns about the proposed Valued Landscape designation.</p> <p>Since Regulation 14, the LPA has undertaken its own Valued Landscapes study assessing the suitability of landscapes in different parts of the borough for this designation. As a result of this work, it is proposed to identify a number of Valued Landscapes in the draft Local Plan Update (Regulation 18), but this does not include any land within Cliddesden parish. The council's evidence base study will be published alongside the Regulation 18 Local Plan consultation on 22 January 2024.</p>			

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>It is recognised that neighbourhood plans are capable of identifying Valued Landscapes and the approach in the Local Plan Update would not preclude Cliddesden from identifying their own Valued Landscape(s). However, the LPA has concerns about the evidence base that has been collected, and as a result of this, the extent of land proposed to be allocated.</p> <p>The landscape Institute defines landscape value as “the relative value or importance attached to different landscapes by society on account of their landscape qualities” (TGN 02/21). However, the NP’s Valued Landscapes Background Paper provides a blanket assessment of the whole Parish, rather than a finer grain assessment of the <i>relative</i> value of different areas. As a result of this, the study does not identify which areas are more or less valuable, and almost the whole Parish is included (with the exception of Cliddesden village and the Local Gap).</p> <p>Although it is recognised that all of the parish’s landscapes are valued by the local community, the evidence base does not support the whole area being identified as a Valued Landscape.</p>			
Community aspiration policies				
General comment	It needs to be clarified what these ‘community aspirations policies’ constitute. Generally, these need to be one or the other, either community aspirations, which are not policies, or policies which need to be more than just aspirations.	PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood	Clarify that these are not policies.	Met. These are no longer called ‘Community Aspiration Policies’ (just Community Aspirations) and their status is clarified in para 259.

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
		area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).		
Community Aspiration Policy CA1: Consultation	<p>This policy highlights the importance of community consultation and notes that developers wishing to submit applications for new residential developments larger than 10 dwellings are encouraged to undertake a number of actions.</p> <p>It is suggested that this should not be a policy but rather either supporting text or defined more clearly as a community aspiration/guidance.</p>	<p>Paragraph 40 of the NPPF: Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.</p>	<p>National policy does not allow for requirements to be imposed in relation to community consultation. However, guidance and encouragement can be provided in this regard.</p> <p>Consequently, this 'policy' needs to be more clearly defined as a community aspiration/guidance.</p>	Met – see above.

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
		<p>The Planning Practice Guidance also notes that ‘Pre-application engagement with the community is encouraged where it will add value to the process and the outcome. It is mandatory to carry out pre-application consultation with the local community for planning applications for wind turbine development involving more than 2 turbines or where the hub height of any turbine exceeds 15 metres.’</p>		
Community Aspiration Policy CA2: Transport and Movement	<p>This policy seeks help from Hampshire County Council and the Highway Department and lists a number of measures that the NP wishes to include in the parish in the future, such as trying to reduce the speed limit.</p> <p>Reference to this being a policy should be removed as these are things that are not spatial and cannot be achieved via planning policies. It is recommended that reference to policy should be removed.</p>	<p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique</p>	<p>It is suggested that the reference to this being a policy should be removed.</p>	<p>Met – see above comment on the section.</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
		<p>characteristics and planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).</p>		
<p>Community Aspiration Policy CA3: Non-Designated Heritage Assets</p>	<p>The policy notes that Cliddesden Parish Council will undertake detailed research and consultation in order to establish a list of Non-Designated Heritage Assets for the NP area.</p> <p>This should not be included as a policy as it doesn't have a spatial aspect and it cannot be determined by the decision maker. This is linked to the text within Policy H1: Conservation Area which has been suggested to be added as supporting text.</p>	<p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).</p>	<p>It is suggested that the reference to this being a policy should be removed.</p>	<p>Met – see above point on the section.</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
<p>Community Aspiration Policy CA4: Dark skies, light pollution and external lighting.</p> <p>(now Policy ENV6).</p>	<p>This policy supports and recommends criterion relating to dark skies, light pollution and external lighting.</p> <p>The location of this policy within the neighbourhood plan is confusing as it has been labelled as a community aspiration policy, but it could be included within the environment section as a policy, rather than an aspiration. At present, the wording is framed as an aspiration (and not as a policy) but the wording would need to be amended and strengthened if it were to be included as a policy.</p>	<p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. (Paragraph: 041 Reference ID: 41-041-20140306).</p>	<p>This could be included as a policy and similar policies have been included in other neighbourhood plans. This could be amended and placed in the environment section.</p>	<p>Met. – This has now been elevated to policy.</p>
Appendix B: Design code				
<p>General comment</p>	<p>The Neighbourhood Plan and Design Code are intended to significantly contribute to how the LPA determines planning applications in Cliddesden. This will be assisted by having clearer references to the many principles set out in the code. It is therefore recommended that:</p> <p>Section 4.2 on page 27. The title ‘General Design Considerations’ should be retitled</p>		<p>It is suggested that a number of considerations could be included within the Design Code.</p>	<p>Not met – these have not been updated as per the original suggestion under section 4.2.</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
	<p>'General Design Principles'. Each of the subsequent bullets could have its own reference such as GDP1, GDP2 and so on.</p> <p>Page 28 onwards. Design Code 01 and the following Design Codes. The lettered criteria on page 28 and on the following pages should be given a number to distinguish them more easily from the other lettered criteria in this document. So, for example, the lettered criteria on page 28 could be 1a, 1b etc. The lettered criteria on page 30 could be 2a, 2b etc and so on.</p>			
Page 20	Below the plan it says "Landscape Character Areas within the village". Should this be renamed "Village Character Areas"?		It is suggested that the Landscape Character Areas could be renamed Village Character Areas.	Not met – this has not been updated.
Page 28 – criteria e.	Consideration should be given to incorporating into this policy, a criteria which addresses development proposals outside the Village Character Areas as discussed in respect of paragraph 127		It is suggested that a criteria could be included within the policy which addresses development proposals outside the Village Character Areas.	It is suggested that the reference to a ceiling of 24 dph should be removed as it is quite conceivable, for example, that a well-designed terrace or a small block of flats could be proposed which are entirely in keeping with the character of the area but which could have

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG)	Potential options/actions	Regulation 16 Plan Comment
				a density of above 24 dph.
Additional changes not previously identified				
Title Page	The Contents page of the Neighbourhood Plan refers to the Design Code as Appendix A but there is no reference to Appendix A on the front page of the Design Code.			

Annex A: Minor Changes suggested

Minor changes suggested to Neighbourhood Plan at Regulation 14		
Section	Comment	Met?
Contents page	It would be helpful to have the policy references within the contents page.	Met
Appendices	There is no requirement to append as many documents to the NP, for example the SEA screening decision does not need to be appended. Furthermore, if a number of the tables are important they could be included within the NP themselves within the relevant sections.	Met
Page 12	The title of the plan on page 12 which refers to “Landscape Character Areas within the village” should be renamed ‘Village Character Areas’.	Not met – the plan has not been amended.
Paragraph 110 (now 112)	The last sentence notes that BDLP policy SS1 clause c (‘no net loss of housing’), this is an oversimplification of clause c and should be revised accordingly.	Met
Paragraph 119 (now 114)	There should be an initial upper case ‘D’ for National Design Guide.	Met
Paragraph 145 (removed/updated)	This paragraph is worded like a policy and not supporting text. It notes that any new community facility should demonstrate that it will not result in severe traffic movements or other impairments to residential properties, will not generate additional parking, is a scale appropriate to the needs of the locality and has a positive impact on the community infrastructure.	Met

Paragraph 165 (various refs)	This paragraph states that the North Hampshire Downs have been designated as a National Character Area, this is not correct, as this is not a designation but means that Natural England have assessed the landscape across the country and it falls into this particular character area.	Met
Paragraph 212 (now 220)	The paragraph refers to hedgerows within the parish, and if there are specific regulations which relate to this they could be included within the paragraph. Furthermore, for hedgerows more than 20m in length is when the hedgerow regulations apply and this could be included.	Met
Paragraph 238 (now 245)	The paragraph references Hackwood Park. Additional reference could be added to note that Hackwood Park is on the National Register of Parks and Gardens of Special Interest.	Met
References within policies	It may be helpful to include references within some of the policies to criterion, for instance some are bullet pointed and don't include reference to specific criterion which could be numbered or referenced. This is particularly pertinent in Policy ENV3.	Met
Additional minor changes not previously identified		
General	Suggest the plan also mentions Cliddesden Churchyard SINC designated for its ancient meadow interest.	
General	Suggest removing or updating the year on the NPPF references	
Para 32	Recommend this paragraph is modified to outline that Audley's Wood and Buckshorn Copse are also both locally designated Sites of Importance for Nature Conservation (SINC). Additionally, reference is made to Wood Pasture and Parkland priority habitat, however, the councils biodiversity officer is not aware of any within the parish.	
Footnote 19	Basingstoke and Deane (spelling)	
Para 172	Remove the words that have a strike through.	
Policy ENV2	Repetition between the first two sentences.	

Unique Reference Number: BSGD-C7-CL23-33
Status: Approved
Representation:
Cliddesden Neighbourhood Plan - Regulation 16 representation

Date Created: 12.01.2024 - 14:47
Author: Farleigh Wallop Estate
Added by: Jessica Wells
Agent: Martin Harradine

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 12.01.2024 - 12:45
Date Submitted: 12.01.2024 - 12:45

Are you responding

as

A landowner/developer/agent/architect

Comments:

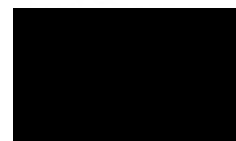
Q1. Which part of the neighbourhood plan does your representation relate to?

See attachment

Documents Attached:

BSGD-C7-CL23-33-589 - Farleigh Wallop Estate reg 16 120124.pdf

Boundaries Captured on No
Map:



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

12th January 2024

Dear Sir or Madam,

Re: Cliddesden Neighbourhood Plan – response to Regulation 16 consultation

On behalf of our client The Farleigh Wallop Estate (Estate Office, The Avenue, Farleigh Wallop, Basingstoke RG25 2HT) (“the Estate”) we provide the following response to the Regulation 16 consultation upon the Submission Cliddesden Neighbourhood Plan (“the CNP”).

We welcome the Parish Council’s positive response to our previous submissions in respect of proposed Local Green Spaces and that emerging Policies LGS5 and LGS7 have been deleted.

However, the majority of the points raised in our Regulation 14 consultation response on behalf of the Estate have not been adequately addressed in the CNP now published for Regulation 16 consultation and are therefore reiterated.

1. Policy and evidence base context

1.1. Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) sets out the *basic conditions* that are to be met by a Neighbourhood Plan, which are to:

- (a) have regard to national policies and advice contained in guidance issued by the Secretary of State
- (b) have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses



- (c) have special regard to the desirability of preserving or enhancing the character or appearance of any conservation area,
 - (d) contribute to the achievement of sustainable development,
 - (d) be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
 - (f) not breach, and be otherwise compatible with, retained EU obligations, and
 - (g) meet prescribed conditions in relation to the order and comply with prescribed matters in connection with the proposal for the order.
- 1.2. With regard to (a) and (d) above the National Planning Policy Framework (December 2023) (“the NPPF”) sets out at paragraph 13 that *‘Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies’*. NPPF paragraph 29 confirms that *‘Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies’*.
- 1.3. The adopted development plan for the area is the Basingstoke and Deane Local Plan (2011-2029) (“the Local Plan”), adopted in 2016. The Local Plan was adopted more than five years ago and its policies for the supply of housing are not up to date. A review of the Local Plan is currently being progressed by the Local Planning Authority.
- 1.4. A Draft Basingstoke and Deane Local Plan Update (2021-2040) (“the Draft LPU”) was approved for Regulation 18 Consultation by Cabinet on the 9th January 2024. Policy SPS1: Scale and Distribution of Development of the Draft LPU sets out how the Council will make provision for at least 16,180 new homes and associated infrastructure in the plan period 2021-2040.
- 1.5. Basingstoke and Deane Borough Council are not able to demonstrate a five year housing land supply, and report at January 2024 a 4.6yr supply.
- 1.6. Local Plan Policy SS1: Scale and Distribution of New Housing sets out a dwelling requirement of 15,300 new dwellings to be delivered over the period 2011-2029. This includes ‘Supporting the delivery of new homes through Neighbourhood Planning, in line with Policy SS5’.
- 1.7. Policy SS5: Neighbourhood Planning requires at least 10 dwellings to be provided in settlements with defined Settlement Policy Boundaries such as Cliddesden.





- 1.8. The Council's 2023 AMR confirms at paragraph 5.121 that Cliddesden had not met the Policy SS5 delivery requirement, with table 5.28 recording zero delivery.
- 1.9. The Draft LPU sets out in Policy SPS1: Scale and Distribution of Development how the strategy for meeting the housing delivery needs of the area, including by '(c) Supporting the delivery of new homes through Neighbourhood Planning, in line with Policy SPS6.
- 1.10. Draft LPU Policy SPS6: Neighbourhood Planning sets out how it will be 'necessary to identify sites / opportunities to meet required levels of development within and / or adjacent to the settlements' defined Settlement Policy Boundaries. Cliddesden is categorised as a *Small village* and identified as having an outstanding requirement to accommodate 20 additional dwellings.

2. Housing and residential development, and restrictive policies within the CNP

- 2.1. The Vision for Cliddesden set out on p.17 of the CNP envisages that in 2039 Cliddesden Parish will continue to be a 'small and thriving rural settlement'. In terms of development 'Its future growth will happen proportionally, organically and sustainably with development taking place alongside the necessary growth in the local infrastructure and services.'
- 2.2. This Vision is one of growth to deliver a thriving rural settlement. This is followed at paragraphs 69-72 by four aims for the plan, which include:
 - To promote developments that meet the needs of the community
 - To promote the sense of community and wellbeing in the village of Cliddesden, which is then further expanded to include 'provision of new community facilities'.
- 2.3. Addressing *Housing and Residential Development* at page 25, the *Policy Background* section of the CNP (paragraphs 89-95) references and relies upon the adopted Local Plan housing policies, but these policies are out of date and must also be considered in the context of the BDBC's lack of five year housing land supply. No consideration is given to the updated evidence and assessment prepared and available from BDBC in terms of future housing needs, including the Draft LPU requirement for delivery of 20 dwellings within Cliddesden.
- 2.4. To meet the Vision and Aims of the CNP, and to meet the NPPF requirements to promote sustainable development and boost housing supply, the CNP approach to housing should be to engage with up to date requirements and assessments of housing need, and properly plan for the delivery of those requirements within the CNP area. In particular, the CNP should actively address the ambition of Draft LPU Policy SPS6: Neighbourhood Planning which sets out how it will be 'necessary to





identify sites / opportunities to meet required levels of development within and / or adjacent to the settlements' defined Settlement Policy Boundaries.

2.5. The approach taken by the CNP is, however, to seek to establish a series of restrictive policy constraints to the delivery of any new housing or indeed other types of new built development. These proposed policy constraints are:

- Policy DD1: Design Code – *where extensive 'Green Fingers' are identified and development within those areas 'should be resisted' (Design Code 01 (c)).*
- Policy DD3: Linear Character – *which is contrary to established best practice of seeking to foster compact, sustainable settlement forms. This policy effectively rules out any infill development or site redevelopment other than frontage gaps (of which very few if any remain), whilst in theory also promoting the linear expansion of the settlement away from the core beyond existing limits along arterial routes.*
- Policy ENV1: Local Gap Policy – *which is unnecessary given that the M3 motorway provides an existing strong physical separation between Cliddesden and Basingstoke. The extent and depth of the proposed gap is also exaggerated and follows the existing built edge to effectively rule out any future development to the north and west of the settlement.*
- Policy ENV2: Local Green Spaces – *which whilst reduced from the previous Draft Plan still cover extensive areas, and seek to effectively prevent any future development to the north, east and south of the settlement.*
- Policy ENV5: Landscape Value Area – *which extends to a vast area of farmland what appears to be approximately 75% of the Parish and, effectively rules out any future development by including the wording 'New development ... shall retain ... farmland'. This specific point was raised in the previous consultation response – new development cannot retain farmland whilst delivering new buildings and associated infrastructure.*

2.6. The CNP still contains no policy map showing the *combined* extent and effect of the above restrictive policies. Such a combined policy map should be provided, and would show clearly that the CNP seeks to prevent new housing and other development as opposed to shaping and delivering sustainable development to meet the future needs of the area, and contribute to wider strategic plans for sustainable development. It remains an anti-development plan. It is noted that the *Consultation Statement* published alongside the CNP states that a policies map 'will be prepared by the Borough Council upon successful examination', but the *combined* restrictive effect of the CNP policies that have a spatial element needs to be shown at the examination stage, so their combined spatial impact can be properly and fully visualised and assessed.

2.7. Policies HD2: Housing Mix, DD1: Design Code, DD4: Sustainability and Climate Change, DD5: Flood Risk, TM1: Increased access points and traffic, TM2:





Improving Footpath and Cycle Networks, LW2: Additional Valued Community Facilities and ENV4: Preserving Important Views are rendered rather without purpose, as the above restrictive policies of the CNP and absence of any allocations of land for development effectively prevent future development of any kind in the area.

2.8. Addressing emerging Policy ENV1 Local Gap, we submit:

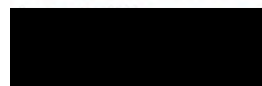
2.8.1. The adopted Local Plan and its emerging replacement have policies defining Strategic Gaps (EM2 & ENV2 respectively) which seek to protect the identities of settlements in close proximity to strategic development proposals. No such gap is defined at Cliddesden as there are no development proposals that would impact on Cliddesden. There are no strategic town planning justifications to support the making of the emerging local gap policy.

2.8.2. We also note the land subject to this designation makes a limited contribution to the setting of the settlement as it is not visually prominent from the village, as defined within the Village Design Code. The structure and spatial scale of the motorway corridor itself creates robust separation between the settlements. In conjunction with established vegetation seen in views from the elevated landscape to the southwest, Cliddesden does not heavily rely on rural openness between settlement and Basingstoke to maintain its distinctive rural character.

2.8.3. In addition, the two criteria in Policy ENV1 exceed the parameters and wording relating to local gaps as set out within the adopted and emerging Local Plan Update. Policy ENV1 is considered to be contradictory and overly restrictive.

2.8.4. Given that the emerging policy deals with development that reduces the physical separation of Basingstoke and Cliddesden, should such a policy be deemed as necessary, the policy should be reworded as a non-coalescence policy, without any specific forms of development being referred to.

2.9. Regarding Policy ENV4 Preserving Important Views in the Parish, it is noted that no Landscape and Visual Appraisal or Impact Assessment has been undertaken to provide a qualified or technical approach to identifying and assessing views identified in Policy Map ENV4. The policy identifies 12 views to be treated in the same manner as would be applied to conservation areas (conserve and where possible enhance) whilst much of the land identified falls outside of the Conservation Area, any defined landscape designation of acknowledged importance, or the village where development might be expected.





- 2.10. It is an accepted principle that views identified by the Conservation Area Appraisal and Village Design Code have importance directly related to the setting of the Conservation Area and of the wider setting and character of the village. These views are not necessarily aesthetic but they are recognised as having a robust correlation with the settlement, its appearance and its perceived distinctiveness. As such it is telling that such views are largely excluded from the emerging Policy Map ENV4 and Policy ENV4.
- 2.11. In contrast, the background paper for important views and vistas sets out a methodology (page 12) that is so general that if is applied to any public accessible view within the parish, the label of 'significant important' view could be justified by the criteria used to inform value and importance. That approach is simply not sufficiently robust to justify the views identified in the proposed Policy Map ENV4.
- 2.12. There are further anomalies that undermine the value attributed to the Important Views. In particular, it is noted that no views are included which show the village within its setting. It is presumed that these views, which may have greater importance than many included in the proposed policy, may include built elements of the Basingstoke conurbation or M3 motorway within them. Almost all views are transitory views experienced from lanes, tracks and footpaths, which whilst not being surprising, the views proposed do not represent a specific important view (of significance). These views are part of general rural landscape enjoyed locally and generally widely throughout the parish; and not at all dissimilar to views experienced within the rural parts of the wider Borough.
- 2.13. This is not to diminish their local value, but there is little evidence provided that these are significantly important views. A notable view is often identified by the siting of a public bench where people can stop and enjoy a specific and important view or in literature, art or poetry through specific reference to a view. These signs of significant importance are missing from the submitted evidence.
- 2.14. The value attributed to the proposed Important Views therefore appears exaggerated and unjustified. Even where a focal point such as Hackwood House may provide such justification, the importance appears exaggerated through the use of what appears a photograph taken with zoom lens and the buildings context against the wider backdrop of Basingstoke appears notably downplayed.
- 2.15. The views contained within emerging Policy Map ENV4 are representative of views widely available throughout the parish but their value as 'significant important views' has not been, and cannot be, adequately justified. The conservation of the rural landscape characteristics that create the views within the parish are conserved through both existing national and local landscape policies including the NPPF (para 180) and Basingstoke & Deane Borough Council Local Plan 2011 – 2029 Policy EM1.





- 2.16. Similarly, Policy ENV5 Landscape Value Area and Policy Map ENV5 is claimed to be supported by an assessment made in accordance with the Landscape Institute's guidance for assessing landscape value with references being made to the supporting background paper. That in turn refers to a 2008 landscape capacity study for a broader area, the Hampshire Integrated Character Assessment, Basingstoke and Deane Landscape Assessment and 'Tract of Land to the South East of Basingstoke NPPF Valued Landscape January 2021 with the latter being the only study specific to the topic of valued landscape in this area.
- 2.17. However, all landscapes are noted as being valued by those that live in them or visit them. The 'Valued Landscape' referred to in the proposed CNHP Policy Map ENV5 refers to the 'Valued Landscape' implied through NPPF Paragraph 180. These are not the same.
- 2.18. Landscapes of particular and exceptional value are usually recognised through designations such as the designation of National Parks and Areas of Outstanding Natural Beauty or locally designated Special Landscape Areas and Conservation Areas. Several specific designations are used for ecologically important areas. Specific landscape designations that imply exceptional landscape value and importance are shown on the map showing National Character Area 130 Hampshire Downs (Refer to Figure 1).
- 2.19. The South Downs National Park is located some distance to the south east of Cliddesden and the North Wessex Downs AONB some distance to the north west. The landscape in which Cliddesden is located is not identified with any national or regionally important designation that implies higher landscape value. The North Hampshire Downs referenced in the supporting text of the CNP is not a recognised designation of landscape value. National Character Area 130 Hampshire Downs is similarly not a landscape designation implying landscape value. However, these have been erroneously used within the emerging Neighbourhood Development Plan to imply value. Those references do not assist, or contribute, to the identification of a 'Valued landscape'.
- 2.20. In considering landscape quality, the published assessment on the areas overall landscape character, key landscape characteristics and landscape issues do not identify an intact or unchanged landscape. It is a landscape shaped by intensive arable farming, with few features. High quality landscapes such as the North Wessex Downs AONB within the immediate geographical context of the Basingstoke Down landscape character type, in which the parish generally lies, further illustrates that in the hierarchy of quality, the parish sits within a lower landscape than other areas within the wider Hampshire Downs National Character Area (NCA 130).





- 2.21. Published professional evidence has not been drawn upon in the evidence base used to assess a Valued Landscape. It is clear that the landscape quality is not unusually high and would not support its designation as a 'Valued Landscape'.
- 2.22. In terms of scenic quality, views within the parish are not rare, limited or of a sufficiently high quality that they would contribute to a 'Valued Landscape' but are rather typical and representative of the location.
- 2.23. Nor are the tests of rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations met (as used in the Landscape Institute's assessment of 'valued' landscape).
- 2.24. It is apparent that no credible or technical landscape, ecological or arboricultural assessments have been undertaken to inform the plan. There is also no cross reference with the Basingstoke and Deane Green Infrastructure Strategy to identify areas where enhancements could be positively accommodated within the Parish.
- 2.25. The designated Wessex Downs AONB and South Downs National Park are both part located within the Hampshire Downs National Character Area (NCA 130) and are a true indication of important and valuable landscapes. The Hampshire Downs NCA is not a designation that indicates that the landscape is valued above any other. It is misleading to suggest otherwise.
- 2.26. Policies at both national and local level exist which provide an appropriate level of protection to undesignated, open countryside, green infrastructure including veteran and ancient trees and hedges, as well as the visual amenity of those using local public rights of way.
- 2.27. The background evidence used for justification has relied on existing sources of information from which selected text has extracted in an attempt to justify the emerging widespread restrictive environmental policies. This has given rise to an unbalanced assessment which in many instances ignores the facts and is not consistent with the published material that are not supportive of the emerging Neighbourhood Plan's proposed environmental policies.
- 2.28. The proposed environmental policies are not supported or underpinned by professional evidence, nor are they consistent with the operative Basingstoke Local Plan.
- 2.29. In summary, the CNP as submitted is considered to fail to meet the basic conditions (a) and (d) as it does not shape and direct development beyond the policies of the Local Plan, and fails to promote the delivery of sustainable development. It promotes the avoidance of and resistance to development. The





CNP also fails to provide adequate policies to meet its own stated Vision and Aims of delivering growth and a thriving future for the settlement. It is an anti-development plan that will instead prevent future appropriate and sustainable development.

2.30. It is acknowledged the Policy HD1 has been added into the CNP which states that the Parish Council will support appropriate proposals for new housing within or adjacent to the Cliddesden Settlement Policy Boundary which meet the requirements of Local Plan Policy SS5 or policies which succeed SS5. However, as set out above the combined effect of the application of all other restrictive policies in the CNP to land within the plan area will prevent such development.

3. Non-residential development

3.1. As noted above, the CNP Vision and Aims include fostering a 'thriving rural settlement' and 'provision of new community facilities'.

3.2. There remains no policies in the CNP relating to employment development or other commercial uses, and therefore no delivery mechanism for achieving this vision of a thriving settlement.

3.3. Policy LW2, which requires that, where possible, new developments should offer the opportunity to create new community facilities will be wholly ineffective as the plan does not provide any scope for new developments.

3.4. To promote sustainable development and foster the envisaged 'thriving rural settlement', the CNP should include policies to guide delivery of future employment and other commercial uses in the area. The CNP should also acknowledge that new community facilities are unlikely to be delivered within the plan period due to the restrictions imposed in other policies.

4. Local green space – objection to designation of LGS5 and part of LGS7

4.1. It is noted that following previous representations made LGS5 and LGS7 are now no longer proposed for designated and Local Green Space, and this is welcomed.

5. Conclusion

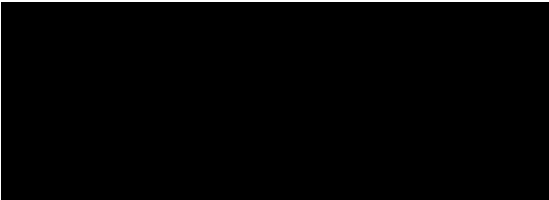
5.1. It is disappointing to see that the submission CNP has again missed the opportunity to positively set out a future framework to deliver appropriate development to meet local needs, and secure the 'thriving rural settlement' envisaged.





- 5.2. The CNP has instead defaulted to a series of excessive policies that seek to curtail all forms of development, and in doing so fails to meet the required basic conditions, and will fail to deliver the sustainable future development that Cliddesden deserves.
- 5.3. The CNP as submitted does not openly and clearly communicate on a simple policy map the combined restrictive effect of the proposed policies upon future development of land in the plan area, and were this to be presented the true limitation upon future development of land could be seen.
- 5.4. We welcome further consideration and discussion upon these matters through the Examination process.

Yours sincerely



Unique Reference Number: BSGD-C7-CL23-34
Status: Approved
Representation:
20240112_MOD_Safeguarding_Response_Cliddesden
Neighbourhood Plan 2022-2039

Date Created: 15.01.2024 - 09:53
Author: Ministry of Defense
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 12.01.2024 - 15:53
Date Submitted: 12.01.2024 - 15:53

Are you responding
as
On behalf of an organisation

Comments:

Q1. Which part of the neighbourhood plan does your representation relate to?

Please find attached my letter, confirming the safeguarding position of the Ministry of Defence, in respect of the above policy planning consultation

Documents Attached:

BSGD-C7-CL23-34-590 - 20231124_MOD_Response_redacted.pdf

Boundaries Captured on No
Map:



Defence Infrastructure Organisation

Christopher Waldron
Ministry of Defence
Safeguarding Department
DIO Head Office
St George's House
DMS Whittington
Lichfield
Staffordshire WS14 9PY

Your reference:
Cliddesden Neighbourhood Plan 2022-2039
Consultation Regulation 16
Our reference:
10060861

Mobile: [REDACTED]

E-mail: [REDACTED]

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

12th January 2024

Dear Planning Policy Team

It is understood that Basingstoke and Deane Borough Council are undertaking a consultation regarding their Cliddesden Neighbourhood Plan 2022-2039 under Regulation 16. This document will guide the future development of the parish.

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 101 of the National Planning Policy Framework (December 2023) requires that planning policies and decisions take into account defence requirements by '*ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.*' Statutory consultation of the MOD 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 to Local Planning Authorities by the 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.

The MOD have an interest within the area covered by the Cliddesden Neighbourhood Plan consultation as it contains areas that are washed over by safeguarding zones that are designated to preserve the operation and capability of defence assets and sites. RAF Odiham, located to the South, benefits from safeguarding zones drawn to preserve the airspace above and surrounding the aerodrome to ensure that development does not form a physical obstruction to the safe operation of aircraft using that aerodrome. New development may have detrimental impacts depending on site location relative to safeguarded sites and assets.

Additionally, RAF Odiham is washed over by a statutory birdstrike safeguarding zone, designed for birdstrike risk to be identified and mitigated.

Within the statutory consultation areas associated with aerodromes are zones that are designed to allow birdstrike risk to be identified and mitigated. The creation of environments attractive to those large and flocking bird species that pose a hazard to aviation safety can have a significant effect. This can include landscaping schemes associated with large developments, such as green and/or brown roofs/roof gardens on flat roof buildings, as well as the creation of new waterbodies. Sustainable Drainage Systems (SUDS) additionally provide an opportunity for habitats within and around a development. The incorporation of open water, both permanent and temporary, and associated ponds and wetlands provide a range of habitats for wildlife, including potentially increasing the creation of attractant environments for large and flocking bird species hazardous to aviation.

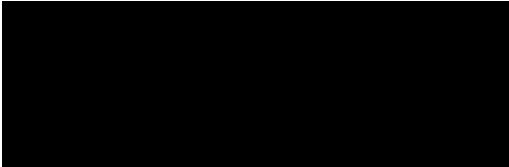
In addition to the safeguarding zones identified, the MOD may also have an interest where development is of a type likely to have any impact on operational capability. Usually this will be by virtue of the scale, height, or other physical property of a development. Examples these types of development include, but are not limited to:

- Solar PV development which can impact on the operation and capability of communications and other technical assets by introducing substantial areas of metal or sources of electromagnetic interference. Depending on the location of development, solar panels may also produce glint and glare which can affect aircrew or air traffic controllers.
- Wind turbines may impact on the operation of surveillance systems such as radar where the rotating motion of their blades can degrade and cause interference to the effective operation of these types of installations, potentially resulting in detriment to aviation safety and operational capability. This potential is recognised in the Government's online Planning Practice Guidance which contains, within the Renewable and Low Carbon Energy section, specific guidance that both developers and Local Planning Authorities should consult the MOD where a proposed turbine has a tip height of, or exceeding 11m, and/or has a rotor diameter of 2m or more; and,

- Any development that would exceed a height of 50m above ground level. Both tall (of or exceeding a height of 50m above ground level) structures and wind turbine development introduce physical obstacles to low flying aircraft

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

Yours sincerely



Unique Reference Number: BSGD-C7-CL23-35
Status: Approved
Representation: Cliddesden Neighbourhood Plan (CLIDNP)

Date Created: 15.01.2024 - 09:59
Author: Ross Palmer
Added by: Jessica Wells

Consultation:
Cliddesden Neighbourhood Plan Submission (Regulation 16)

Date Received: 12.01.2024 - 23:59
Date Submitted: 12.01.2024 - 23:59

Are you responding

as

An individual

Comments:

Q1. Which part of the neighbourhood plan does your representation relate to?

To the Examiner

I have had the opportunity to review and comment upon the Cliddesden Neighbourhood Plan (CLIDNP) several times during its long period of preparation.

It has involved a huge amount of work from those involved and I fully endorse the case for its adoption.

Thank you.

Ross Palmer

(Cliddesden Resident)

Documents Attached: No
Boundaries Captured on No
Map: