

# Cliddesden Neighbourhood Plan

2022-2039



July 2024



## Contents

<b>Introduction and Background.....</b>	<b>6</b>
Purpose.....	6
Submitting Body .....	6
Support from Outside Organisations .....	6
Neighbourhood Plan Area.....	6
The development of the Cliddesden Neighbourhood Plan .....	7
Consultation.....	7
National Planning Policy .....	8
Local Planning Policy .....	8
Sustainable Development.....	9
Timescale of Neighbourhood Plan.....	10
<b>Portrait of the Parish.....</b>	<b>11</b>
Location.....	11
Landscape, Ecology and Heritage.....	11
Settlement Pattern.....	12
Community.....	12
Character Areas .....	13
<b>Community Involvement and Evidence Gathering.....</b>	<b>15</b>
<b>Vision and Objectives .....</b>	<b>18</b>
What are Vision, Aims and Objectives? .....	18
Vision for Cliddesden.....	18
Aims and Objectives of the Cliddesden Neighbourhood Plan .....	19
<b>Neighbourhood Plan Policies: Heritage .....</b>	<b>21</b>
Policy Background.....	21
Listed Buildings .....	22
Conservation Area .....	23
Materials.....	24
<b>POLICY HI: Heritage Assets .....</b>	<b>25</b>
<b>Neighbourhood Plan Policies: Housing and Residential Development .....</b>	<b>26</b>
Policy Background.....	26
Public Considerations and Consultation .....	27
Housing Delivery.....	28
<b>POLICY HDI: New Housing to meet the requirement of Local Plan Policy SS5 ..</b>	<b>28</b>
Housing Development Background paper – Cliddesden Parish Council .....	28
Housing Mix .....	29

<b>POLICY HD2: Housing Mix</b> .....	31
Extension or replacement of existing dwellings .....	31
<b>POLICY HD3: Extensions and Annexes to dwellings</b> .....	32
Replacement of Dwellings.....	33
<b>POLICY HD 4: Replacement of Dwellings</b> .....	33
<b>Neighbourhood Plan Policies: Design &amp; Development</b> .....	<b>34</b>
Policy Background.....	34
Design Code .....	34
<b>POLICY DDI: Design Code 2024</b> .....	35
Design & Development .....	35
<b>POLICY DD2: Design and Development</b> .....	37
Linear Character .....	38
<b>POLICY DD3: Linear Character</b> .....	39
Renewable Energy.....	39
<b>POLICY DD4 – Domestic Energy Generating Infrastructure</b> .....	40
Flood Risk.....	40
<b>POLICY DD5: Flood Risk</b> .....	41
<b>Neighbourhood Plan policies: Leisure and Wellbeing</b> .....	<b>42</b>
Policy Background.....	42
Community Facilities.....	42
<b>POLICY LWI – Current Valued Community Facilities</b> .....	44
<b>POLICY LW2 – Additional Community Facilities</b> .....	45
<b>Neighbourhood Plan policies: Transport and Movement</b> .....	<b>46</b>
Policy Background.....	46
Key Issues and Background .....	46
<b>POLICY TMI - Increased access points and traffic</b> .....	47
<b>POLICY TM2 - Improving Footpath and Cycle Networks</b> .....	48
<b>Neighbourhood Plan policies: Environment</b> .....	<b>49</b>
Introduction .....	49
Local Gap Policy .....	50
Policy Background.....	50
Preventing Coalescence with Basingstoke and Protecting the Setting of Cliddesden village. ....	50
The Proposed Local Gap .....	51
Description of the Local Gap.....	52
Consultation.....	53
<b>POLICY ENVI Local Gap Policy</b> .....	54
Local Green Space .....	55

Policy Background.....	55
Background.....	55
Consultation.....	56
The Proposed Local Green Spaces.....	56
<b>POLICY ENV2. Protection and enhancement of the natural environment and Local Green Spaces.</b> .....	<b>57</b>
Trees, Woodlands, Hedgerows and Wildlife Corridors.....	58
Policy Background.....	58
Trees and Woodland .....	59
Hedgerows .....	63
Wildlife corridors .....	63
Health and Wellbeing.....	64
Community Consultation.....	64
<b>POLICY ENV3 Protection and Enhancement of the Natural Environment</b> .....	<b>65</b>
Important Views .....	66
Policy Background.....	66
Introduction .....	66
Consultation.....	69
<b>POLICY ENV4. Preserving Important Views in the Parish of Cliddesden</b> .....	<b>71</b>
Dark Skies and Light Pollution.....	73
<b>Policy ENV5: Dark skies, light pollution and external lighting</b> .....	<b>73</b>
Dark Skies and Light Pollution - Background Evidence paper Cliddesden Parish Council .....	<b>74</b>
<b>Community Aspirations</b> .....	<b>74</b>
Consultation.....	74
<b>Community Aspiration CA1: Consultation</b> .....	<b>74</b>
Transport and Movement.....	75
<b>Community Aspiration CA2: Transport and Movement</b> .....	<b>75</b>
Non-Designated Heritage Assets.....	76
<b>Community Aspiration CA3: Non-Designated Heritage Assets</b> .....	<b>76</b>
<b>Bibliography</b> .....	<b>77</b>
<b>References</b> .....	<b>79</b>

## APPENDICES

Appendix A	Cliddesden Design Code 2024
Appendix B	Local Green Space Table
Appendix C	Local Green Space Inset Maps

Appendix D

Important Views Table

Appendix E

Important Views Images

# Introduction and Background

## Purpose

1. In April 2012, the Localism Act 2011 (the Act) amended the Town and Country Planning Act 1990 through the National Planning Policy Framework (NPPF) and introduced new rights and powers to allow local communities to shape future development in their community by preparing a Neighbourhood Plan. This document is a Neighbourhood Plan as defined in the Act.

## Submitting Body

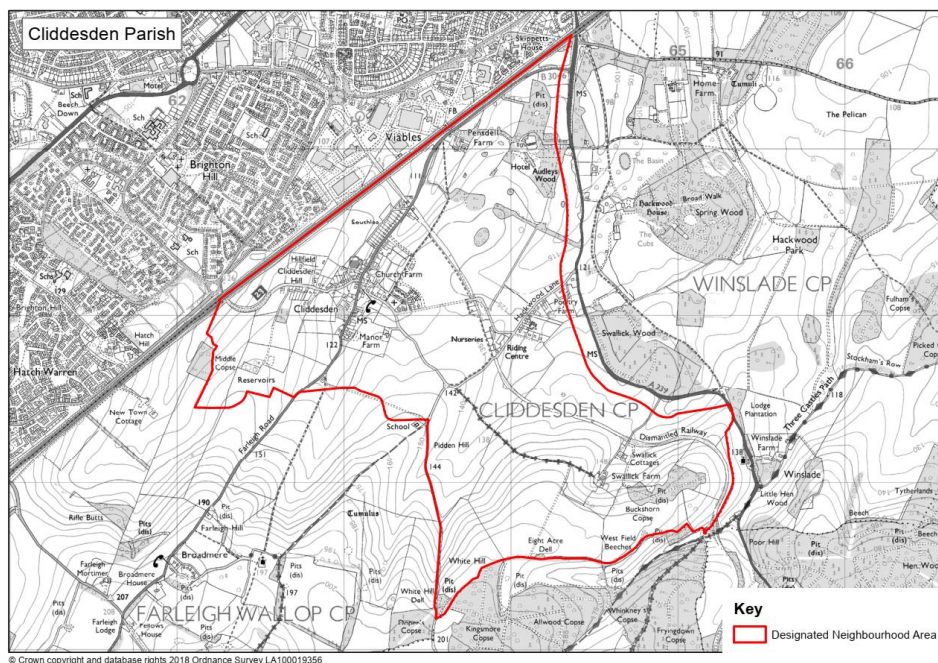
2. This Neighbourhood Plan has been prepared by Cliddesden Parish Council, which is a qualifying body as defined by the Localism Act 2011.

## Support from Outside Organisations

3. Cliddesden Parish Council would like to extend their thanks and appreciation to a number of organisations that have helped develop the Neighbourhood Plan. This includes officers at Basingstoke & Deane Borough Council, AECOM and the Specialised Advice Service at South Downs National Park Authority.

## Neighbourhood Plan Area

4. The Neighbourhood Plan applies to the whole of the Parish of Cliddesden (see Map 1 below) within the borough of Basingstoke and Deane.



Map 1 – Cliddesden Neighbourhood Plan Designated Area<sup>1</sup>

<sup>1</sup> [Cliddesden Neighbourhood Plan Designated Area](#)

5. On 5th June 2018, Basingstoke and Deane Borough Council (B&DBC) approved the application for the proposed area for designation which includes the whole Parish of Cliddesden, which is situated within the Upton Grey and Candover Ward.
6. Cliddesden Parish Council confirms that this:
  - Neighbourhood Plan relates only to the Parish of Cliddesden and to no other Neighbourhood Areas; and,
  - is the only Neighbourhood Plan in the designated area. No other Neighbourhood Plan exists nor is in development for part or all of the designated Neighbourhood Area.

#### The development of the Cliddesden Neighbourhood Plan

7. Cliddesden Parish Council prepared a Regulation 14 Pre-Submission Cliddesden Neighbourhood Plan (CNP) and the supporting evidence base and formally published the documents for Regulation 14 consultation from Tuesday 15<sup>th</sup> February to Wednesday 30<sup>th</sup> March 2022. Following the public consultation, the plan has been modified to address the comments raised during the consultation. The updated and amended version of the CNP, known as the Regulation 15 Cliddesden Neighbourhood Plan, was submitted to B&DBC for Examination. The CNP was submitted with a number of supporting documents, including the updated evidence base documents, Basic Conditions Statement, Consultation Statement, Screening Opinions for Strategic Environmental Assessment and Habitats Regulation Assessment and Equalities Impact Assessment. The Regulation 15 CNP was subject to a seven week public consultation running from 24<sup>th</sup> November 2023 to 12<sup>th</sup> January 2024. Following this period of consultation, the CNP and submitted representations were considered by an independent Examiner. The outcome of the independent Examination was published in the Examiner's report on 2<sup>nd</sup> April 2024. The Examiner's report set out a number of modifications which were required to ensure the CNP met the Basic Conditions. The modifications were made to the plan which was then subject to a community referendum. The referendum took place on Thursday 20<sup>th</sup> June 2024, with a turnout of 42.16%. Of those who voted 97.9% voted in favour of the Neighbourhood Plan and only 2.1% voted against the neighbourhood plan. The CNP will now be formally made part of the Development Plan for Basingstoke and Deane Borough Council.

#### Consultation

8. The evidence base and community engagement programme helps identify the key issues for the area. These inform the aims and vision for the community. The overall vision and individual Neighbourhood Plan aims for Cliddesden will be delivered through policies and, where appropriate, allocations and Local Green Space designations. The Neighbourhood Plan has been subject to a formal Regulation 14 consultation which was carried out between Tuesday 15<sup>th</sup> February 2022 for a period of 6 weeks to Wednesday 30<sup>th</sup> March 2022 and a second public consultation (Regulation 16 consultation) from Friday 24<sup>th</sup> November 2023 to 12<sup>th</sup> January 2024. Ultimately the Neighbourhood Plan was tested at community referendum where it was overwhelmingly supported by those able to vote.

## National Planning Policy

9. The National Planning Policy Framework<sup>2</sup> (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
10. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is an important material consideration that must be considered in preparing local and neighbourhood plans and is also a material consideration in planning decisions. Planning policies and decisions must furthermore reflect relevant international obligations and statutory requirements.
11. The NPPF contains the national policies relevant to Neighbourhood Planning and to issues covered by the Cliddesden Neighbourhood Plan (CNP).

## Local Planning Policy

12. The Basingstoke and Deane Local Plan 2011-2029<sup>3</sup> (BDLP) was adopted in May 2016. It provides strategic and site-specific planning policy for the borough, setting out how it should evolve and grow during the plan period.
13. The BDLP is evolving, with a new, emerging Local Plan currently in the process of policy drafting following council agreement on 16th May 2019 to launch the preparation of an updated Local Plan. Where possible the CNP has avoided making direct references within the policies and supporting evidence to policies of the adopted Local Plan, as these may quickly become out of date. The Local Plan update is progressing through the statutory process. The first formal consultation on the updated local plan was held between September and November 2020<sup>4</sup>. The Basingstoke and Deane Local Plan Update was subject to formal regulation 18 consultation from Monday 22 January 2024 to Monday 4<sup>th</sup> March 2024. The intention of the Council is to publish the Regulation 19 submission version of the plan in Winter 2024/25 and adopt the plan by Winter 2025/26. Where relevant, policy justification refers to the adopted Local Plan, but also references the emerging Basingstoke and Deane evidence base documents and policies where appropriate. The CNP team have maintained an open dialogue with the Borough Council to ensure, as far as possible, alignment with the emerging local plan.
14. In developing planning policies for the emerging neighbourhood plan, the Parish Council has ensured they have not repeated existing national and local planning policies in order to avoid overlap and repetition between policies. In a robust neighbourhood plan, policies either increase the effectiveness and/or specificity of local plan policies (i.e. by adding local criteria and/or taking local context into account) or propose a policy where there was previously a policy gap.
15. The CNP provides a local dimension to the Local Plan's strategic context and requirements, based on robust neighbourhood level evidence. The CNP does not critique the Local Plan or seek to duplicate existing policy.

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<sup>2</sup> [National Planning Policy Framework](#)

<sup>3</sup> [Basingstoke and Dean Adopted Local Plan](#)

<sup>4</sup> [Basingstoke and Dean Local Plan Update](#)

## Sustainable Development

16. The NPPF 2023 states that sustainable development needs to be pursued in a positive way. At the heart of the Framework is a presumption in favour of sustainable development.
17. For plan-making this means that 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.
18. Section 12 of the NPPF 2023 focusses on well-designed places. Paragraph 131 provides support for ensuring good design is an integral part of new development. It states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
19. The current Basingstoke and Deane Local Plan actively encourages the inclusion of energy conservation measures into all new housing developments. This approach is supported by the residents of Cliddesden and reflected in the CNP.
20. The Cliddesden Neighbourhood Plan includes Policy DD4 – Domestic Energy Generating Infrastructure. This policy supports, in principle, proposals for energy-generating infrastructure which uses a renewable energy source. This policy aims to reduce the impact of climate change and attempt to uphold the principles of sustainable development as set out in the NPPF. Subject to the other policies of the Plan, sustainable buildings and sustainable forms of construction will be supported. Proposals should seek to maximise energy efficiency. Policy DD5 Flood Risk, also seeks to adapt to the impacts of climate change and requires new development of a certain scale to provide sustainable urban drainage solutions.
21. The Leisure and Wellbeing policies will also contribute to the achievement of sustainable development, the protection of existing community facilities and where possible introduction of new facilities will ensure an appropriate provision of community infrastructure to support local communities, which is a key aspect of a sustainable settlement. Furthermore, the Policy TM2 seeks to improve the existing footpath and cycle network in the village to encourage active travel and reduce the need for private car use, this will also contribute to creating a more sustainable settlement. The main focus of the CNP has been to protect and enhance the natural environment within which the village lies. This is a key aspect of sustainable development, and the suite of environment policies will make a significant contribution to tackling the effects of climate change and creating a sustainable village, which provides for wildlife as well as residents and visitors.
22. Basingstoke & Deane Borough Council provided a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion in October 2021. This screening opinion has been underpinned by a detailed report and the opinions of the three consultation bodies (Environment Agency, Natural England and Historic England). The screening process undertaken concludes that in order to meet the 'basic conditions for neighbourhood planning an Environmental Assessment is not considered to be required to accompany the Cliddesden

Neighbourhood Plan, and it would not need to be subject to HRA. The screening opinion has been reviewed by the Borough Council to consider nutrient neutrality matters, the Borough Council have confirmed the assessment and concludes that in order to meet the 'basic conditions for neighbourhood planning an Environmental Assessment is not considered to be required to accompany the Cliddesden Neighbourhood Plan, and it would not need to be subject to HRA.

#### Timescale of Neighbourhood Plan

23. The Cliddesden Neighbourhood Plan timescale is 2022 – 2039. This end date aligns with the proposed end date of the updated Local Plan<sup>5</sup>. However, it is the intention that the CNP will be reviewed in due course as the Local Plan review continues further through the formal process.

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<sup>5</sup> [Local Development Scheme \(basingstoke.gov.uk\)](https://www.basingstoke.gov.uk)

## Portrait of the Parish

24. The Cliddesden Neighbourhood Plan Area is in north-east Hampshire, within the Borough of Basingstoke and Deane. It is located to the south of the M3. The total area of the Cliddesden Neighbourhood Plan Area is approximately 454 ha and, according to the census 2011, the population is 497. The Position Statement July 2020 produced by the CNP steering Group and saved on their website<sup>6</sup> provides further information on neighbourhood statistics.
25. The Neighbourhood Area comprises the small village of Cliddesden, as well as small groups of houses near the site of the former railway station (Station House and Railway Cottages), a small group of houses in Hackwood lane and a small group of houses at the southern edge of the Parish at Swallick Farm. The Parish contains the Audleys Wood Hotel and Pensdell Farm.

### Location

26. The Neighbourhood Area adjoins the M3 to the North and the A339 Alton Road to the East. The north-west boundary of the Neighbourhood Plan Area is defined by the M3 motorway, which separates densely developed Basingstoke to the north from small villages and hamlets scattered across the countryside south of the M3.
27. Cliddesden is connected to the west of Basingstoke by Woods Lane, and to the east by the B3046. The B3046 links to the A339, which connects Cliddesden with Alton to the south. The M3 provides a long distance south west – north east link from Southampton to London. Junction 6 is the nearest junction. National Cycle Route 23 runs through the Neighbourhood Plan Area, connecting the area to Basingstoke and Reading to the north, and Winchester and Southampton to the south.
28. The nearest railway station is in Basingstoke, with services to the south and west towards Exeter and Portsmouth and to the east towards London.

### Landscape, Ecology and Heritage

29. The Neighbourhood Plan Area sits within a wider countryside setting, which contains a wealth of landscape, ecology and heritage features.
30. Cliddesden lies in a valley marking the northern edge of an area of undulating downland, characterised by chalk over flint deposits and clay-capped plateaux on the higher ground. Large scale agricultural activity has contributed to the “open” nature of the landscape leading to some hedgerow loss. This openness means that views are broad and largely uninterrupted, giving a sense of space and tranquillity.
31. Important landscape features are formed by the parkland estates of Hackwood Park and Farleigh House which adjoin Cliddesden to the east and south respectively. Despite the wide views across the surrounding countryside, Cliddesden itself lies largely concealed in the folds of the valley and the tree cover within the village. This tree cover is an important contributor to the character of Cliddesden within the landscape, with the horse chestnuts at Church Farmhouse being a good example of mature and valuable trees.

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<sup>6</sup> [Cliddesden Neighbourhood Plan Position Statement](#)

32. Ancient Woodland can be found at Buckshorn Copse in the south-east of the Neighbourhood Plan Area, whilst Ancient Replanted Woodland and Priority Deciduous Woodland Habitats can be found around Audley's Wood to the northeast. Wood pasture and Parkland (BAP Priority Habitat) can also be found around Audley's Wood, whilst at White Hill Dell to the south-west of the Plan Area there is a small pocket of Priority Deciduous Woodland at the disused pit. Cleresden Meadow, an arable reversion to a traditional wildflower meadow is designated as a Site of Importance for Nature Conservation.
33. The Cliddesden Conservation Area was designated in 1981 by Basingstoke and Deane Borough Council to recognise special architectural heritage, and to manage and protect this special architectural and historic interest of the centre of the village.
34. There are 15 listings (covering 19 buildings), of which most are located within the conservation area, with the exception of Audley's Wood (Grade II), which is located to the north-east of the village.

### Settlement Pattern

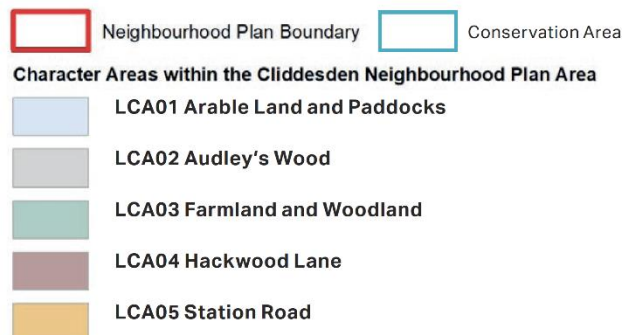
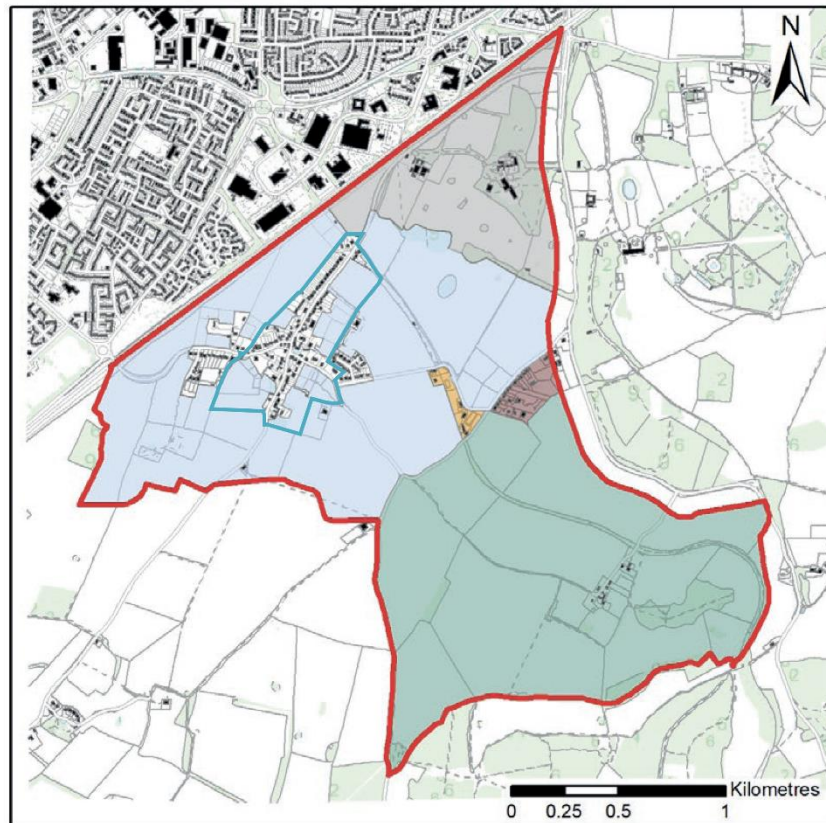
35. The pattern of settlement in the Neighbourhood Plan Area has developed over thousands of years, with the first known inhabitants of the area settling in the Swallick Farm area in Neolithic times. Cliddesden evolved from the estate of the Manor of Cliddesden, noted in the Domesday Book, and by 12th century St. Leonard's Church had been constructed.
36. The 19th century saw the most rapid expansion in the settlement of Cliddesden, and since then the village has continued to expand. Outlying development at Station Road came with the railway in 1901, and plots at Hackwood Lane were gifted to returning soldiers following the end of the First World War.
37. Cliddesden's village core is centred around the pond where Woods Lane, Church Lane and Farleigh Road converge. However, development has spread along each of the converging streets, resulting in a much more linear character over time.
38. Development rarely extends beyond the first row of plots adjoining streets, and this 'one-plot-deep' character found mainly in the main settlement contributes to the rural character of the village, as there are views out to fields from most parts of the village.
39. Many parts of the Neighbourhood Plan Area have an overarching sense of enclosure, created by high hedges, sunken lanes and banks aligning the road, such as at Woods Lane, Church Lane and along roads in the south of the area.

### Community

40. Cliddesden comprises primarily residential land use, complemented by commercial and business units. Manor Farm and Black Barn have been converted into office developments. The Village Hall and The Jolly Farmer public house are important community hubs.

## Character Areas

41. Five broad character areas have been identified within the Neighbourhood Plan Area as set out within the Design Code 2024 (map 2). In addition, five distinct character areas have been identified within the settlement of Cliddesden (map 3). These character areas were identified through desk study and field work and are shown on the maps below:



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*Map 2 – extracts from Design Code 2024 showing character areas<sup>7</sup>*

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<sup>7</sup> [Cliddesden Design Code](#)



**Village Character Areas**

- LCA06 Farleigh Road - thatch and barn
- LCA07 Farleigh Road - semi-detached
- LCA08 Village Core
- LCA09 Hoopersmead
- LCA10 Woods Lane
- Conservation Area
- Settlement Policy Boundary (Local Plan Policy SS1)

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Map 3 – extracts from Design Code 2024 showing village character areas

## Community Involvement and Evidence Gathering

42. The development of the Cliddesden Neighbourhood Plan started in earnest in June 2018 when the Cliddesden Neighbourhood Plan area was designated by the local planning authority, Basingstoke and Deane Borough Council.
43. Calls went out to the local community in the annual Parish assembly meeting in May 2018, to seek volunteers to help work on a Neighbourhood plan. As a result, a number of volunteers met in June 2018 and a Steering Group was formed comprising representatives from the Parish council and Cliddesden residents. Following this, the steering group started to explore the various Plan themes.
44. A Vision, Aims and Objectives were drafted by the Cliddesden Neighbourhood Plan Steering Team. This draft was shared with the local community as part of the Cliddesden Neighbourhood plan open day, in November 2018. This was a major consultation exercise designed to explore the views of residents on plan related matters. It involved the sharing of the draft Vision, Aims and objectives with the local community.
45. An extensive programme of engagement activities was undertaken, which ensured that the community had the opportunity to input into the emerging work at every stage. This included:
  - Cliddesden Neighbourhood plan Open Day November 2018;
  - Cliddesden Neighbourhood Plan Website and Facebook 2019;
  - Open day consultation report;
  - Community questionnaire (May 2019) and report;
  - Interested parties' questionnaire (Feb 2020) and report;
  - Issues and Options supporting report (includes Vision, Aims and Objectives);
  - Issues and Options questionnaire (September 2020);
  - Issues and options result report;
46. Hundreds of hours of volunteer time were dedicated to giving residents increased control over future local land use, including monthly meetings of the Steering Group (conducted via video link during the Covid 19 pandemic) and numerous meetings and telephone conversations with consultants and Basingstoke and Deane Borough council.
47. A community questionnaire was hand delivered in May 2019. A total of 188 people completed the questionnaire, representing 37.22% of the population. A graph in the report of results<sup>8</sup> shows the range of ages of respondents and how this generally reflects the age range in the community.
48. Interested parties' survey was delivered to businesses, landowners and community organisations in the parish. A total of 6 organisations responded to the survey, representing 18% response rate.

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<sup>8</sup> [Cliddesden Community Questionnaire](#)

49. An Issues and Options consultation (September 2020), hand delivered, resulted in 179 responses, 174 from residents. A supporting Issues and Options report accompanied the survey and included a Vision statement, and draft proposals for Local Green spaces and Important views.
50. The Community Questionnaire and Issues and Options surveys have been hand delivered to all houses in the parish to maximise the opportunity for the community to be involved.
51. Data from the Issues and Options consultation was analysed and published in an Issues and Options results report in February 2021.
52. From February 2021 the key focus of the work was primarily to prepare the content and policies for the 'Pre-submission Document' (the draft CNP). Update articles have been published in the Village Newsletter, on Facebook and on the Website. Presentations have been provided at the annual Parish assembly meetings.
53. Regular meetings and discussions with B&DBC have taken place on each of the topic areas covered by the Plan. Verbal Updates have been provided in the Parish council meetings. In addition, written updates are provided through the minutes of the Parish Council and Neighbourhood Plan Steering Group meetings.
54. In October 2021, the draft Regulation 14 Neighbourhood Plan was sent to Aecom, a consultancy body who had been appointed by the Government to support Neighbourhood Planning groups. The consultants were tasked with carrying out a high-level review of some of the CNP policies and supporting evidence.
55. Following feedback by Aecom, the CNP steering group commissioned the Specialist Advisory Service to compile the policies and supporting evidence into a formal Regulation 14 Neighbourhood Plan which would be published for the first statutory phase of public consultation.
56. The Pre-Submission Plan and supporting evidence base was published on Tuesday 15th February 2022 for a period of 6 weeks to Wednesday 30th March 2022
57. The Pre-Submission consultation was advertised in the village newsletter, the CNP webpage and Social Media outlets across the village. This included local landowners and businesses. Posters were also placed in key points around the village. Between Saturday 12th Feb and Monday 14th Feb community consultation letters and form was delivered to households, businesses, principal landowners and community groups in the Parish. These were mainly delivered by hand delivery. A small number were delivered by email. A separate email and document were sent to all statutory consultees. Paper copies of the Plan were put on display in Basingstoke Library and Cliddesden Village Hall
58. There were 124 responses to the Pre-Submission regulation 14 consultation. Most responses were from residents and local businesses with 115 comments. There were also responses from the Statutory Authorities (6) and from landowners / developers (3). Comments from residents and businesses were mostly supporting the CNP or thanking the group for their hard work and effort in the production of the CNP. Many of these representations commented on how the CNP had successfully reflected the wider views, aspiration and concerns of local people,

translating these issues into effective planning policy to protect and enhance what was considered important and valuable locally.

59. The CNP team have considered carefully all comments received. In response to some comments the CNP team have made some modifications to the CNP, for example two Local Green Spaces have been withdrawn from the plan and others have had their area reduced to reflect new information submitted through the regulation 14 consultation. In some cases, the CNP team have made modifications to policies, or redrafted policies to ensure they are precise, concise and able to be implemented consistently by decision makers. The CNP team have also reviewed some of the evidence base to ensure there is an appropriate level of information to support the policy approach. The CNP team feel they have considered all comments submitted through the regulation 14 consultation and where appropriate made necessary modifications. Further information on the comments received during Regulation 14 consultation, and the CNP responses can be found in the [Consultation Statement](#).
60. The Cliddesden Neighbourhood Plan was submitted to the Local Planning Authority on 30<sup>th</sup> October 2023 for Independent Examination. The Plan was published for Regulation 16 consultation for a seven week period from Friday 24<sup>th</sup> November to Friday 12 January 2024. Following this public consultation the Submission version of the Plan and representations were examined by an Independent Examiner who concluded, that with a series of modifications, the CNP could proceed to referendum. The referendum took place on Thursday 20<sup>th</sup> June 2024, with a turnout of 42.16%. Of those who voted 97.9% voted in favour of the Neighbourhood Plan and only 2.1% voted against the neighbourhood plan. The CNP will now be formally made part of the Development Plan for Basingstoke and Deane Borough Council.
61. More details on community engagement can be found on the Cliddesden Parish Website: [Cliddesden Neighbourhood Plan Website](#).
62. The Neighbourhood Plan has also been developed with an extensive evidence base, including a range of studies and reports which can be seen on the webpages: [Cliddesden Neighbourhood Plan Website](#)
63. The evidence base includes a wide variety of documents, and these set out in the references table at the end of this document.

## Vision and Objectives

### What are the Vision, Aims and Objectives?

64. The vision is a statement that describes what we hope our area will be like in the future. It can include what we want the area to look like, the facilities that will be provided and what sort of place it will be to live and work in.
65. The Aims & Objectives will set out how you intend to make your vision happen. There may be more than one aim and objective for each element of the vision depending on the priorities the community have highlighted. Detailed policies and actions can then be developed from the objectives.
66. The Vision, Aims and Objectives evolved during the initial stages of the neighbourhood plan. Early drafts developed by the NP team with the help of consultants and were shared with the community as part of the open day consultation. The draft Vision, Aims and Objectives were then refined in line with feedback from the community during consultations.
67. The final version was shared as a part of the Issues and Options consultation and received a high level of support. There was a 95% positive response for the Vision Aims and Objectives in the consultation.
68. It was noted throughout the consultation process that the Neighbourhood Plan could only deal with matters related to planning and land use. The Neighbourhood Plan team took the opportunity to communicate with the community and try to manage expectations in terms of what could be addressed via the Neighbourhood Plan.
69. Community aspirations were identified as a part of the Neighbourhood Plan process, where a policy would not necessarily be appropriate. Such aspirations could be addressed as separate projects by the Parish Council.

### Vision for Cliddesden

**In 2039 Cliddesden Parish will continue to be secure in its identity as a small and thriving rural settlement physically and distinctly separate from Basingstoke. A community surrounded by fields and woodland which is interwoven with “green fingers” of open landscape. Any new development will be expected to blend in with the existing village and houses will be of a size and tenure to suit the needs of local people of all ages.**

**Its future growth will happen proportionally, organically and sustainably with development taking place alongside the necessary growth in the local infrastructure and services.**

## Aims and Objectives of the Cliddesden Neighbourhood Plan

### 70. Environmental and Heritage

**Aim: To maintain the distinctive rural nature and landscape setting of Cliddesden.**

#### Objectives:

- Maintain and enhance the rural character of Cliddesden and preserve the Conservation Area.
- Retain and enhance Cliddesden's narrow winding lanes, trees, hedge rows, verges and wildlife corridors.
- Maintain the visual and physical separation of Cliddesden from the urban expansion of Basingstoke by means of a "Local Gap."
- Protect and enhance wildlife and biodiversity.
- Preserve Cliddesden's natural and historic heritage.
- Maintain and enhance local green space such as Cleresden Meadow, the pond area and the "green fingers" referred to in the "Village Design Statement".
- Protect existing views and vistas within the plan area which help to give a sense of space and tranquillity.
- Reduce light pollution within the plan area.
- Aspiration: To reduce flooding and drainage issues in the village.

### 71. Design and Development

**Aim: To promote developments that meet the needs of the community**

#### Objectives:

- Deliver housing to meet the identified housing needs of the plan area.
- Ensure that new development is of high quality and small scale and reflects the layout and rural character of the surrounding area.
- Ensure that future housing growth reflects the need to address the imbalance between large and small houses in the village.
- Promote energy efficiency and sustainability.

## 72. **Traffic and Movement**

**Aim: To promote healthy living and connectivity between all areas of Cliddesden**

### **Objectives:**

- Protect, and where possible extend the footpath network within the parish to improve access to the countryside. To ensure that new development provides for cyclists and pedestrians to connect to key services.
- Seek solutions to the problems of speeding and road safety in the village and ensure these problems are not made worse by future housing growth.

## 73. **Leisure and Well Being**

**Aim: To promote the sense of community and wellbeing in the village of Cliddesden**

### **Objective:**

- Protect existing community facilities and to support enhancement or provision of new community facilities.

## Neighbourhood Plan Policies: Heritage



*Well House*

### Policy Background

74. Section 16 of the 2023 NPPF - Conserving and enhancing the historic environment – outlines how plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats (paragraph 196). Paragraph 209 states that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application.
75. The Basingstoke & Deane (B&DBC) adopted Local Plan contains several policies that seek to protect the heritage assets of the Borough. Paragraph 6.78 states that the borough’s historic environment is an important asset forming a vital part of the area’s character and local distinctiveness. Heritage assets are highly valued for the positive contribution they make.
76. Policy EM11 – The Historic Environment ensures that all development must conserve or enhance the quality of the borough’s heritage assets in a manner appropriate to their significance.
77. Paragraph 6.89 states that in addition to statutory designations, there are a number of non-designated heritage assets across the borough, including historic buildings, archaeological sites and historic landscapes that do not currently have statutory protection.
78. The Issues & Options Consultation Paper for the Local Plan Review<sup>9</sup> suggests (at paragraph 9.9.3) that the current policy and supporting Heritage Supplementary Planning Document (2019) have been successful in protecting the borough’s heritage and remain broadly compatible with

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<sup>9</sup> [Issues and Options Consultation Summary](#)

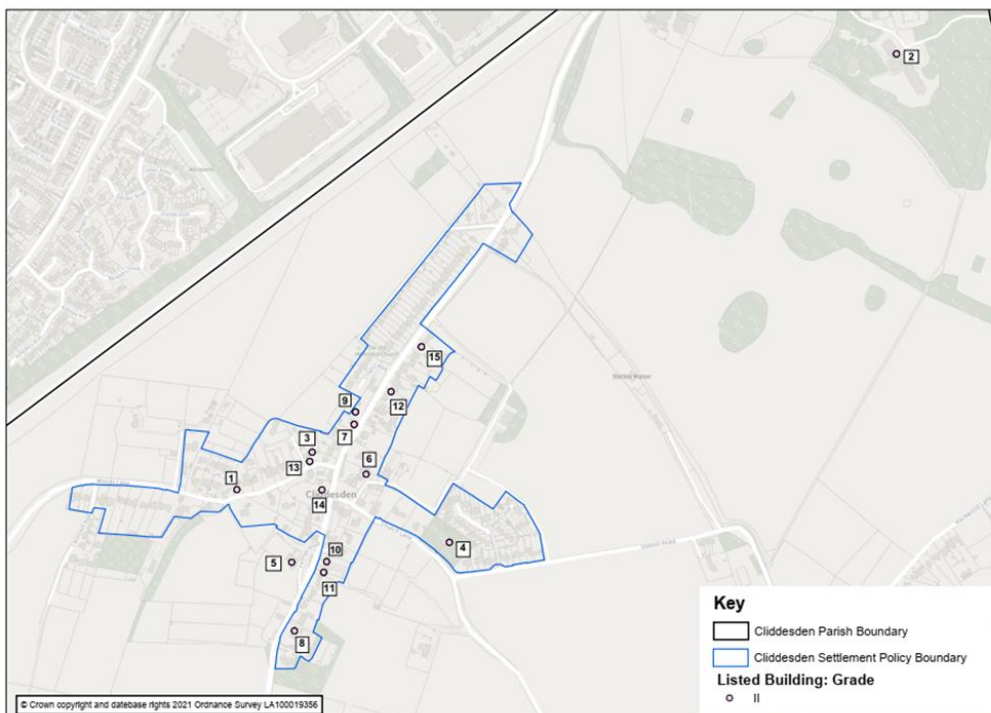
national guidance. It is therefore appropriate for the current policy approach to remain largely unchanged.

79. Key documents that underpin the policies in this section include the Cliddesden Conservation Area Appraisal 2003, Cliddesden Design Code 2024 and the Village Design Statement 2004.

### Listed Buildings

80. Within Cliddesden Parish there are 19 listed buildings – all of Grade II listed standard. These buildings and their settings are protected in accordance with borough and National Policies. The Grade II Listed Buildings within Cliddesden NP Boundary are listed below and shown on the accompanying map:

- |                              |                       |
|------------------------------|-----------------------|
| 1. 10, Woods Lane            | 9. Old School House   |
| 2. Audley's Wood             | 10. 1,2,3 Rectory Row |
| 3. Barn at Laithe House      | 11. 4,5,6 Rectory Row |
| 4. Church of St Leonard      | 12. Thatches          |
| 5. Cliddesden Down House     | 13. The Laithe House  |
| 6. Granary at Church Farm    | 14. Well House        |
| 7. Jolly Farmer Public House | 15. Yew Tree Cottage  |
| 8. Manor Farm House          |                       |



Map 4 Listed buildings (shown by dot and number) within NP boundary.



85. Brick walls define and contain several historic curtilages in the Conservation Area, the most notable of which are the boundary walls fronting the roadside to Church Farmhouse, Cliddesden Down House and The Vine House. The flint and brick boundary walls to The Well House are also of significant visual and historic value. There are a number of other walls that greatly contribute to the texture and grain of the area, for example, an extensive chalk cob wall within the grounds of Church Farmhouse. Adjacent to the pond is a 1930's K6 red telephone box that helps define this important public space.
86. Although mainly residential in character, the overall appearance of the Conservation Area is informal. This is a result of the vernacular form and traditions of the historic buildings. In particular the prominent contribution of the farm complexes and thatched cottages; the integral relationship of key spaces, mature trees and hedgerows in the streetscape; and the overall situation of the settlement within a rolling farmland setting. Indeed, the landscape contributes significantly to views into, through, and out of the village<sup>12</sup>.



*Farleigh Road thatch and barn*

### Materials

87. Cliddesden is characterised by a variety of vernacular building materials and traditions. These include mellow red brick, timber-frame, flint, chalk cob, orange/red roof tiles, and thatched roofs. These follow no single pattern throughout the area.
88. Timber-framing is still apparent and is generally associated with hipped or half hipped thatched roofs. Early brickwork, as a material of status, is used distinctively to infill the timber-framing of houses and for the buildings of intended grandeur such as the former Rectory (Cliddesden Down House) and Church Farmhouse. Its general availability in the later 18th and 19th century is reflected in its use on less important or agricultural buildings sometimes with flint. These later buildings, with their low-pitched roof slopes, also demonstrate the increasing availability of slate as a roofing material. Horizontal weatherboarding to agricultural buildings, such as the granary and barn at Church Farm, strongly reinforces the vernacular building traditions of the rural settlement.
89. There has been a consistent message from the community, throughout both consultations about the need to protect the historic setting of listed buildings and heritage assets and how developers need to demonstrate how developments are aligned with the character of the area.

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<sup>12</sup> [Cliddesden Conservation Area Appraisal](#)

Responses to Question 2 of the 2019 community engagement questionnaire showed there was strong support for “Preserving the historic heritage of the parish”. Question 4.4C of the 2020

90. Issues and Options Questionnaire showed that 98.3% of respondents supported a policy which would protect the historic setting of listed buildings and heritage assets and require developers to demonstrate how developments are aligned with the character areas as defined in the Design Code 2024<sup>13</sup>.

#### **POLICY HI: Heritage Assets**

Development proposals will be supported within or adjacent to Cliddesden Conservation Area provided they:

- a) respect the historic fabric of the area; and
- b) conserve or enhance the character and appearance of the Conservation Area, the buildings within it and its setting; as described in the Conservation Area Appraisal Document 2003 and any replacement Conservation Area Appraisal; and
- c) have regard to the design principles set out in the Village Design Statement 2004 and Cliddesden Design Code 2024; and
- d) use traditional and vernacular building materials which respect the context of the development concerned.

#### **Evidence Source**

BDBC Heritage Supplementary Planning Document (2019)  
Cliddesden Conservation Area Appraisal 2003  
Design Code 2024  
Village Design Statement 2004  
Map of Settlement Policy Boundary and Listed Buildings  
Ordnance Survey Map of listed buildings from Historic England  
Historic England National Heritage List for England  
Cliddesden Community Consultation Results  
Heritage Assets Background Paper – Cliddesden Parish Council

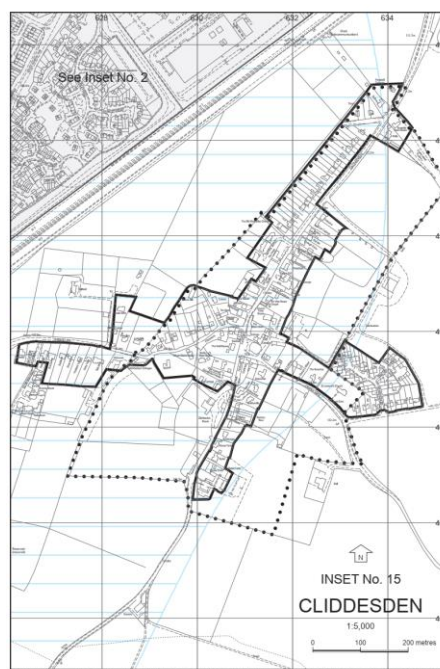
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<sup>13</sup> [Cliddesden Design Code](#)

## Neighbourhood Plan Policies: Housing and Residential Development

### Policy Background

91. Paragraph 60 of the NPPF 2023 states that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
92. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies and in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
93. The B&DBC Adopted Local Plan 2011 - 2029 (ALP) Policy SS5 has identified that it is necessary to identify sites / opportunities to deliver at least 10 homes within or adjacent to the existing defined settlement boundary of Cliddesden. Policy SS5 states that B&DBC will support the relevant parish/town council and other representatives from local communities to identify the most appropriate means of meeting this requirement, through Neighbourhood Planning, rural exceptions schemes, or a review of Settlement Policy Boundaries. Whilst 10 new houses have been completed since 2011, and a further 12 have or are in the process of receiving planning approval, it is appreciated that this does not meet the requirement for sites or opportunities to be identified as set out in Policy SS5. This is explained further in Paragraph 4.67 of the ALP.
94. The development of approximately 22 homes since 2011 will not qualify as meeting the need for housing development as set out in Policy SS5 for the settlement of Cliddesden. Cliddesden will be required to identify sites or opportunities to deliver a minimum of 10 dwellings over and above the approximate 22 homes developed since 2011.



*Map 6 settlement boundary*

95. B&DBC are currently undertaking a review of the local plan. The Local Plan Update evidence base includes a Settlement Study which seeks to establish the estimated growth levels required in sustainable settlements across the Borough. This evidence document establishes the current housing requirement for Cliddesden as 20 dwellings, in the current adopted Local Plan Policy SS5 requires 10 dwellings to be delivered. The housing requirement for Cliddesden is set out in the settlement study at paragraph 13.
96. Given the level of growth needed, even with development on brownfield sites being maximised, new greenfield sites will be required. Basingstoke and Deane is a predominantly rural borough. Whilst it is important to continue to protect and enhance the character of the borough and its settlements, it is also essential to sustain communities and the vitality of smaller towns and villages. New development can help support the viability of existing facilities and services in rural settlements.
97. Planning Practice Guidance states that the neighbourhood planning body does not have to make specific provision for housing or seek to allocate sites to accommodate the requirements set out in the strategic policies of the relevant Local Plan. Following extensive public consultation Cliddesden Parish Council has not proposed housing sites in the CNP. The Parish Council and the wider community will work closely with B&DBC through the Local Plan Review process to ensure adequate sites or opportunities are identified within or adjacent to the defined settlement boundary for Cliddesden to meet the current and any future housing requirement set for Cliddesden. The CNP does not allocate sites for housing development but includes a policy which indicates the Parish Councils commitment to work with B&DBC to find an appropriate site within or adjacent to the Settlement Boundary of Cliddesden to meet the requirements of Policy SS5.

#### Public Considerations and Consultation

98. Housing Design and Developments has always been and will always be one of the most contentious areas of the Neighbourhood Plan. Even before we began the consultation on the Plan, the application to build some 40 houses in a field on Farleigh Road opposite Southlea was met by some 200 letters of objection from the village. This and other factors led to the Council turning down the application and the subsequent appeal was also dismissed.
99. From the information provided in previous consultations, there is strong evidence that people believe Cliddesden is being harmed by over development. Many residents do not want to see any further development and community consultation has found that there is strong support for the protection of the countryside from further development.
100. From the 2019 questionnaire, the only conclusive need identified regarding the type of housing, was for people with a local connection to Cliddesden.
101. The 2020 survey and engagement activity identified the following key housing issues for residents of the Parish:
  - Survey results showed that it is preferred that any development of more than one property should be of no more than 20 houses within the lifetime of the plan. (90%)

- (There was a split of 46% seeing a need for 1 to 10 new dwellings and 44% seeing a need for 10 to 20 new dwellings).
- Once the requirement of policy SS5 has been met (currently net gain 10 houses), proposals for developments outside the village and adjacent to the SPB, or outside the SPB, will be subject to Local Plan Policies in the countryside (i.e., SS6). (89.9%)
- There is community support to prioritise any new “affordable” housing for those with a local connection to the parish. (79.3%)
- There is community support for the building of a greater percentage of smaller homes (71%)
- All new development proposals should have regard to the Design Code 2024, taking full account of the historic character of the Cliddesden Conservation Area, other heritage assets and the landscape character and other local distinctive characteristics of the Neighbourhood Plan area. (96.1%)

### Housing Delivery

102. 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.
103. Therefore, the Cliddesden Neighbourhood Plan will not be allocating any housing sites. However, the Parish Council will demonstrate their commitment to meeting the requirements of Policy SS5 through a CNP policy which sets out the parishes support for an appropriate site to meet the requirement of policy SS5 of the adopted Basingstoke Local Plan. The rest of the housing policies focus on housing mix, extensions and character.

#### **POLICY HDI: New Housing to meet the requirement of Local Plan Policy SS5**

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 Policy SS5. Once the requirement for Policy SS5 or any updated policy, has been met, proposals for development on sites outside the village of Cliddesden that are adjacent to the Cliddesden Settlement Policy Boundary will be subject to relevant Local Plan policies for new housing in the countryside.

#### **Evidence Source**

Evidence from Cliddesden Community Consultation Results

B&DBC Housing Supplementary Planning Document;

2011 Census data

Planning permission data since 2011

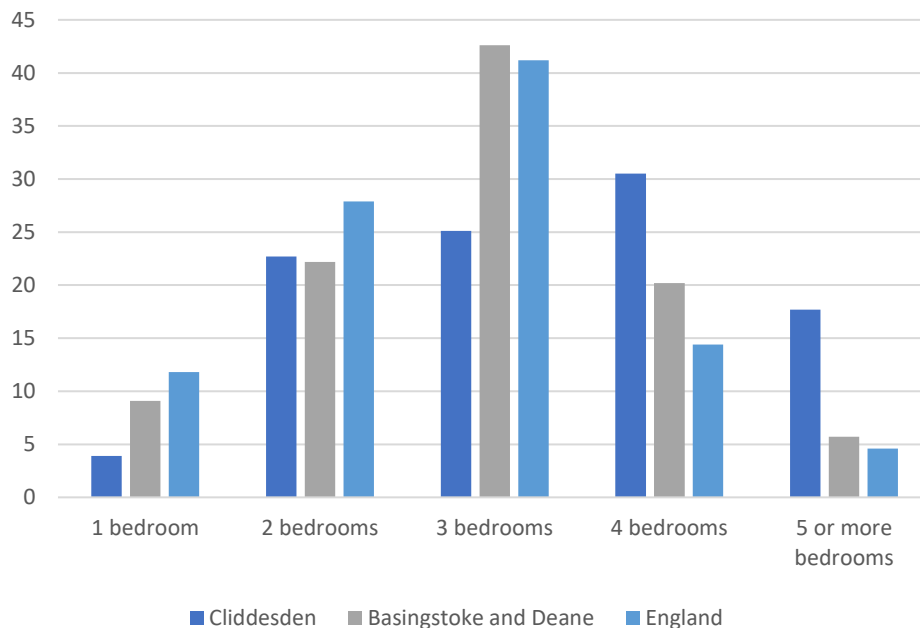
Housing Development Background paper – Cliddesden Parish Council

## Housing Mix

104. Based on 2018/19 data, average house prices in Cliddesden are 69% higher than the Basingstoke and Deane average. In common with many communities, there has been a marked decrease in the availability of smaller homes. There has been an influx of house buyers who extend or demolish an existing dwelling and replace it with a larger one. To ensure a balanced community, this trend needs to be modified where possible. This situation is common with other local rural areas.
105. Further details are provided within the Housing Background Evidence paper. However, a summary of the key issues include:
- The average number of rooms per household for Cliddesden in 2011 was 7.3., this is nearly 26% more than the B&DBC average of 5.8 and 35% higher than the England average of 5.4.
  - Cliddesden Parish has significantly less 1 & 3 bedroom houses compared to the district: 3.9% 1-bedroom houses vs. 9.1% in B&DBC and 11.8% across England. 25.1% 3-bedroom houses vs. 42.6% in B&DBC and 41.2% across England.
  - Cliddesden Parish does, however, have a significantly higher proportion of 4 & 5 bedroom houses compared to the district: 30.5% vs 20.2% in B&DBC and 14.4% across England.
  - Evidence from planning permission data since 2011 shows that extensions and 4 & 5 bedroom house construction has exceeded the construction of houses less than 3 bedrooms.
  - In the Parish, 20.7% of households (42) are single person occupied.
  - 11.3% of all households were one-person pensioner (over 65) households compared to the figure for the District which was 7.9%. The total percentage of houses with all household members over 65 was 24.1%, considerably higher than the B&DBC figures of 18%. This reflects the age demographic for the Parish.
106. Question 4 of 2019 Community Questionnaire which asked: “what type of housing is most needed in Cliddesden”, did not generally show a need or strong need greater than 50% for any type of housing, except for people with a connection to Cliddesden. What it did show was a stronger need for smaller and medium sized houses (up to 3 bedrooms) rather than larger houses of 4 or more bedrooms.
107. Question 6.2A of the 2020 Issues and Options Questionnaire showed that 71.5% of respondents voted for a policy to deliver a higher proportion of smaller homes.
108. Graph A below shows that Cliddesden Parish has significantly less 1 and 3 bedroom houses compared to the district: There are 3.9% one-bedroom houses compared to 9.1% in B&DBC and 11.8% across England. There are 25.1% three- bedroom houses compared to 42.6% in B&DBC and 41.2% across England.
109. The percentage of two-bedroom households in Cliddesden is comparable to the B&DBC area almost solely due to the 1960’s built social housing development (named Hoopersmead) which

is comprised of 24 one and two-bedroom bungalows. Cliddesden Parish does, however, have a significantly higher proportion of 4 & 5 bedroom houses compared to the district: 30.5% compared to 20.2% in B&DBC and 14.4% across England.

- I 10. Development over time has resulted in a high proportion of larger houses making it difficult for those wishing to stay in the parish (whether those looking for a first-time home or those wishing to downsize). There is a need for any new development to address the imbalance between large and small houses.



*Graph A - showing number of bedroom houses in Cliddesden.*

- I 11. Paragraph 3.8 of the Housing Supplementary Planning Document<sup>14</sup> states that it is important that new development delivers a range of dwelling sizes to meet a range of needs. The evidence highlights the need for a mix of new homes, with a particular borough-wide requirement for homes with two and three bedrooms. This is due to both the borough’s ageing population which will result in an increase in one and two person households and the trend towards smaller households throughout life (for example, families having fewer children, and people living alone through choice or relationship breakdown). This policy seeks to encourage the provision of smaller dwellings to address the imbalance towards larger dwellings. The policy references the space standards required for bedroom spaces, the policy does not establish its own space standards.

<sup>14</sup> [Housing Supplementary Planning Document](#)

## **POLICY HD2: Housing Mix**

Proposals for residential development will be expected to provide a mix of dwelling types and sizes to address the nature of local needs and contribute to the objective of creating a mixed and balanced community. Any new housing development in the Parish comprising a net increase of more than a single property should provide a mix of dwelling sizes, including smaller dwellings (with two or three bedrooms)<sup>15</sup> to meet the needs of the Parish.

### **Evidence Source**

Settlement policy boundary map

Evidence from Cliddesden Community Consultation Results

B&DBC Housing Supplementary Planning Document;

2011 Census data

Planning permission data since 2011

Cliddesden Village Design Statement 2004.

Cliddesden Design Code 2024

Housing Development Background paper – Cliddesden Parish Council

### **Extension or replacement of existing dwellings**

112. Cliddesden has a limited stock of smaller properties. The NP seeks to protect against the loss of existing smaller properties. The extension of existing homes has been a regular feature of home ownership within the Parish, such that much of the smaller, and more affordable accommodation has been lost. The purpose of this policy is to support families trying to meet the space requirements of a growing family, or to support those who wish to provide semi-independent accommodation for a close relative, whilst protecting against the unnecessary loss of smaller housing stock.
113. Policy SS6(d) of the Basingstoke and Deane Local Plan (2011-2029) provides that extensions or replacement dwellings in the countryside outside settlement policy boundaries should be appropriate to the plot. Within the Neighbourhood Plan Area, it is observed that the curtilage of a dwelling is often quite large relative to its size. This has led, in some cases, of replacement dwellings being a larger size than the original; and thus, a continued loss of smaller dwellings. In assessing proposals for the replacement or extension of a dwelling, Policy HD3 shifts the consideration of what is appropriate from plot size to consideration of the setting and size of the existing dwelling. Extensions to dwellings need to ensure that they can be “read” as an extension and do not dominate the existing dwelling. The purpose of the policy is not to prevent modest increases in the size of dwellings allowing homes to grow to meet the needs of families,

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<sup>15</sup> A room is considered to be a bedroom if it is not a main reception room and it is of a size that can accommodate a bed. The government publication - [Technical housing standards](#) – nationally described space standard provides information on space standards. Paragraph 10 sets out the technical requirements for bedrooms.

rather to prevent developments which fundamentally alter the scale and character of the dwelling and result in the loss of a smaller, more affordable dwelling.

114. It is acknowledged that, while helping to ensure that extensions requiring planning permission will be appropriate and sympathetic in terms of scale and design, Policy HD3 will not be able to control those extensions governed by permitted development rights. This policy relates solely to extensions and modifications of existing dwellings. As regards to preventing large houses on sites that formerly contained two or more smaller homes – this matter is already considered by BDLP policy SSI clause c which seeks to resist development which would involve a net loss of housing unless it can be demonstrated that the benefits outweigh the harm. This matter is also covered by Policy HD4:

**POLICY HD3: Extensions and Annexes to dwellings**

Extensions and annexes requiring planning permission should be:

- a) appropriate in scale to the original building,
- b) they should not compromise the character and pattern of development of the surrounding area;
- c) should be in keeping with the design and appearance of the original building; and
- d) should not adversely affect the amenity of the residents of neighbouring properties.

**Evidence Source**

Evidence from Cliddesden Community Consultation Results

Cliddesden Village Design Statement 2004

Housing Development Background paper – Cliddesden Parish Council

Cliddesden Design Code 2024

## Replacement of Dwellings

### **POLICY HD 4: Replacement of Dwellings**

The replacement of dwellings outside the Settlement Policy Boundary will be permitted where:

- a. It conserves the character of the surrounding area in terms of form, height, layout and density of development; (Design Code DC01, DC02, DC03)
- b. It provides sufficient garden space, space around buildings and planting, particularly where these spaces and any trees lend to the character of the area; (Design Code DC01, DC05). Existing features such as trees, hedgerows of value and walls which are characteristic of the streetscape and local area are retained;
- c. It provides a safe vehicular access and onsite parking (Design CodeDC07);
- d. It ensures there is no significant adverse impact on the amenities of adjacent properties as a result of overlooking, loss of privacy or overshadowing.

### **Evidence Source**

B&DBC Design and Sustainability SPD

Evidence from Cliddesden Community Consultation Results

Housing Development Background paper – Cliddesden Parish Council

## Neighbourhood Plan Policies: Design & Development

### Policy Background

115. Section 12 of the NPPF 2023 focusses on well-designed places. Paragraph 131 provides support for ensuring good design is an integral part of new development. It states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
116. The National Design Guide<sup>16</sup> states that well-designed places influence the quality of our experience as we spend time in them and move around them. The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities.
117. Policy EM10 - Delivering High Quality Development in the Basingstoke and Deane Local Plan supports the maintenance of local character. It states that all development proposals will be of high quality, based upon a robust design-led approach. All development proposals will be required to respect the local environment and amenities of neighbouring properties.

### Design Code

118. The Cliddesden Neighbourhood Planning team engaged with consultants AECOM to produce a Design Code (DC). The main objective of this document is to establish principles so that new development is designed and planned with regard to the existing character and context of the Cliddesden Neighbourhood Plan Area within the Neighbourhood Plan. Following the Examination of the CNP, the Design Code was updated to address recommendation made by the Examiner. The Design Code, an appendix to this plan, was also published for the Community Referendum.
119. The document identifies key characteristics of the Cliddesden Neighbourhood Plan Area, including the identification of distinct character areas with the Plan Area and how their form, layout and detailing gives each a unique character. These key characteristics have informed the site-wide design codes contained in this document, as well as some specific design codes for each of the character areas. It sets out a series of design codes related to new development.
120. The DC document describes the different character areas in the parish and defines nine Design Codes. The design codes should be applied as a starting point to all new development in the Neighbourhood Plan Area. These codes advocate character-led design which responds to and enhances the landscape and townscape character. The codes include issues such as: settlement pattern, building typology, architectural details and materials, building modifications and extension, building line and boundary treatments, green infrastructure and open space, parking and utilities, footpaths and rights of way and views and landmarks.

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<sup>16</sup> [National Design Guide](#)

121. Question 9.1 A of the 2020 Issues and Options Questionnaire showed that 96.1% of respondents voted for a policy that stated new development proposals should have regard to the Design Code.

Architectural Detail: Doors



Timber door



Door with thatch porch



Brick porch



Wooden and thatch porch

Architectural Detail: Windows



Sash windows



Dormer windows



Full height windows



uPVC windows

*Design Code photographs*

**POLICY DDI: Design Code 2024**

Development proposals should have regard to the guidance set out in the Cliddesden Design Code as attached as Appendix A, unless protections for the Historic Environment set out in other policies of the development plan would be compromised.

Development proposals should demonstrate how consideration has been given to the relevant Design Code 2024

**Evidence Source**

Evidence from Cliddesden Community Consultation Results

Cliddesden Village Design Statement 2004

Housing Development Background paper – Cliddesden Parish Council

Cliddesden Design Code 2024

Design & Development

122. There is strong community support for planning policies which will help new building/development maintain the “look and feel” of the Parish. Equally, the community is seeking development which meets local needs, and the emphasis is on the provision of new smaller properties. This planning policy seeks to reinforce local character and distinctiveness by identifying the key design factors which applicants need to consider when framing their proposals, and ensuring when required that applicants submit a Design and Access statement which explains how the proposals have been informed by, and respond to, the local context. Development should take into account the Cliddesden Village Design Code 2024 which

provides a descriptive framework of the distinctive features that have shaped the village in the past and are seen as important today.

123. The issue of suitability is important if the needs of the community are to be met. For example, development to meet the needs of young people should be affordable in a local context. In contrast, accommodation for older owner-occupiers wishing to downsize should meet their anticipated needs for smaller properties which may include easier access throughout, room sizes that will allow space for treasured furniture and possessions, and manageable small gardens or shared community space.
124. The design of new developments has often not been sensitive to the character of the area. There is a need to ensure that new development is of high quality and small scale and reflects the rural character of the area.
125. The Design Code 2024 page 23 and 25 mentions that “There is no formal street lighting within the Plan Area, with the exception of lighting in Hoopersmead. This lack of lighting contributes to the Plan Area’s rural character”; and that “Light pollution from new developments (e.g., street lighting, security lighting and upward illumination for skylights) could change the rural character”.
126. BDBC’s parking standards SPD59 and the Design Code 2024 mention parking as impacting on local character and also recommends providing adequate off-street parking to reduce visual impact. The Code also includes a table of what character area suits what type of parking.
127. Development proposals should be appropriate to the location and respond to the rural character of the Plan Area. Where new development is proposed outside of 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.
128. The Basingstoke and Deane Landscape, Biodiversity and Trees Supplementary Planning Document Appendix 4.1 Section 5, describes the Chalk and Clay Downs that include Cliddesden:  
  
*“Recent development has largely taken the form of detached housing built around cul-de-sacs. The developments have tended to ignore the traditional building materials, styles and layouts in the area, and in some cases have detracted from the character of the settlements.”*
129. Paragraph 136 of the 2023 NPPF makes it clear that it is the Government’s intention that all new streets include trees unless in specific cases there are clear justifiable and compelling reasons why this would be inappropriate. This is an aspiration shared by the wider community who support the introduction of trees in new development.
130. Question 5 of the 2019 Questionnaire which asked: “What principles should influence the design of any new residential developments”. Responses indicated:
  - 94% agree or strongly agree to: “ensuring a rural feel to developments”.
  - 87% agree or strongly agree to: “be small scale and incremental in nature, rather than large scale development”.
  - 89% agree or strongly agree to: “be proportionate to scale, layout and character of surrounding buildings”.

- 86% agree or strongly agree to: “should not backfill, by using existing housing gardens”.
- 63% agree or strongly agree to: “be linear in form (as opposed to clustered).”

### **POLICY DD2: Design and Development**

Development proposals must demonstrate how the development contributes positively to the character of Cliddesden, incorporating design principles that reflect the local vernacular.

Proposals will be expected to demonstrate the following:

- Development proposals must show how they would conserve or enhance the character of the plan area, having regard to the Cliddesden Design Code 2024;
- The density of new development proposals should be appropriate to the location and respond to the rural character of the Plan Area (Design Code DC01);
- Development responds positively to the design and appearance of local buildings and not adversely affect the amenities enjoyed by neighbouring buildings (Design Code DC02);
- Development should respond positively to existing design features and use high quality materials that are sympathetic to the plan area (Design Code DC03);
- Design proposals where appropriate should have regard to the 10 characteristics of ‘well designed places’ set out in the National Design Guide (Design Code DC03);
- Development should respect the characteristic plot sizes and widths and the position of buildings within plots. Building lines should contribute to the informal and historic appearance of the plan area (Design Code DC05, DC06);
- Development proposals outside of the residential character areas identified on [map 3](#) at paragraph 41 should have regard to the character, layout and appearance of neighbouring village character areas where appropriate;
- Limit the impact of light pollution from artificial light such as new street lighting, garden, security and safety lighting on local amenity, intrinsically dark landscapes and biodiversity;
- integrate car parking within attractive areas of soft and hard landscaping to minimise any negative impact on visual amenity, and ensure that car parking requirements both for residents and their visitors can be catered for on-plot. (Design Code DC07);
- Where provided, storage space for bins and recycling, bicycles, gas and oil storage tanks should be well screened and conveniently located. The design and location of any such storage facilities should respond positively to the proposed development and the character of the locality;
- All new development should include tree-lined streets unless in specific cases there are clear justifiable and compelling reasons why this would be inappropriate.

### **Evidence Source**

Cliddesden Community Consultation Results;

Cliddesden Design Code 2024;

Village Design Statement 2004;

### Linear Character

131. Cliddesden generally has a high-quality built environment and contains residential areas of low density with large mature gardens, which has developed in a linear fashion over time. The intent of this Policy is to ensure that any new developments maintain the characteristics of the Plan Area. One factor that has contributed to the erosion of the village character has been pressure to build in gardens, either from demolishing existing buildings and developing the site or by building within gardens. In order to preserve these areas from inappropriate garden development, this Policy will seek to control further infill to prevent over development. Such sites are often landlocked sites behind existing buildings and often have no street frontages.
132. Developments that follow a more “estate” clustered style, also erode the character of the village. Previous garden or clustered development proposals have met with resistance from local communities because of their detrimental impact on the character, biodiversity and amenities of the surrounding residential areas. They have caused a loss of amenity to existing properties including loss of privacy, loss of daylight, overlooking, visual intrusion by a building or structure, noise disturbance, reduced space around buildings, loss of car parking and loss of mature vegetation and biodiversity. These kinds of developments can also have difficult vehicular access to the highway.
133. The Cliddesden Design Code 2024 sets out the important features which make up the village. Design code DC01 provides the principle that development proposals should reflect the linear “one plot deep” character of the character areas where this is a predominant characteristic enabling views of the countryside across the area. This means that back land/garden/infill development does not reflect this traditional linear pattern and should be resisted.
134. Linear development (rather than clusters) was a theme that emerged from the first consultation (open day) in November 2018. Question 6.1B of the 2020 Issues and Options Questionnaire showed that 96.1% of respondents voted for a policy that maintained the “one plot deep” character.
135. The Cliddesden Conservation Area assessment refers to the linear pattern of development and also to a number of important views of the streetscape which result from the linear pattern of development. The centre of the village and Conservation Area are not the only areas where linear development has played an important part in defining the character of Cliddesden. The Cliddesden Village Design Statement (adopted by B&DBC in 2004) refers to the linear development along Station Road, Woods Lane and Hackwood Lane.

136. Planning Inspector - Rory Cridland acknowledged the importance of the linear pattern of development when dismissing the planning appeal for 40 houses in Southlea Meadow Cliddesden in 2018<sup>17</sup>. He states:

*'Accordingly, I find the proposed scheme would erode the linear pattern of development in this part of Cliddesden and would be harmful to landscape setting of the village. Furthermore, it would result in the significant erosion of an important view of the wider landscape setting. This would be harmful to the character and appearance of the surrounding area and the CA as a whole.'*

137. In conclusion, for centuries, development has historically followed a linear pattern in Cliddesden village. Community feedback has indicated a strong desire to preserve the character of the village. This includes new developments following linear development pattern, with a principle of “one plot deep” development. Basingstoke and Deane Policy EM10 supports local distinctiveness and layout.

**POLICY DD3: Linear Character**

Where the Cliddesden Design Code 2024 identifies a linear character, development proposals should reflect the predominately linear character of the area. Any development which erodes the linear character of the area, including irregular, back land and garden development, should be resisted.

**Evidence Source**

Cliddesden Design Code 2024  
Cliddesden Community Consultation results  
Cliddesden Conservation Area Assessment  
Cliddesden Village Design Statement  
Housing Development background papers – Parish Council

Renewable Energy

138. The current Basingstoke and Deane Local Plan actively encourages the inclusion of energy conservation measures into all new housing developments. This approach is supported by the residents of Cliddesden.
139. Question 6.3A of the 2020 Issues and Options Questionnaire showed that 100% of respondents voted for a policy that requires developments to include energy saving measures and minimise carbon footprint and carbon emissions. Proposals will be expected to make efficient use of natural resources (including water), making the most of natural resources to reduce vulnerability to climate change impacts in the long term.
140. Policy DD4 offers support for energy-generating infrastructure which will contribute to providing a sustainable and renewable energy to supply the village. Any development of

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<sup>17</sup> [Southlea Meadow Appeal Decision](#)

infrastructure will be expected to take account of all other policies in the Development Plan, including those in the CNP.

#### **POLICY DD4 – Domestic Energy Generating Infrastructure**

Where planning permission is required, proposals for domestic energy-generating infrastructure using renewable sources will be supported provided that:

- a. The energy generating infrastructure is located as close as practicable to and is in proportion to the scale of the existing buildings.
- b. The siting of the energy-generating infrastructure and its scale and design avoid any harmful impacts on heritage assets, the landscape, views and wildlife and do not compromise public safety.
- c. Any technologies and infrastructure used to generate energy should not detract from the rural and historic character of the local environment and respect the special character and appearance of the Parish.

#### **Evidence Source**

Housing Development Background paper – Cliddesden Parish Council

Cliddesden Community Consultation Results;

Cliddesden Design Code 2024;

Village Design Statement 2004;

BDBC Landscape, Biodiversity and Trees Supplementary Planning Document 2018;

B&DBC Design and Sustainability SPD 2018

#### Flood Risk

141. Flooding is a major problem in the centre of Cliddesden. Cliddesden sits in a valley and suffers from run-off of surface water from the surrounding hills. All this water arrives at the village pond in the centre of the village and at peak times the overflow from the pond cannot cope. There is a considerable worry from residents that any further development will only worsen the situation.
142. Question 4.6A of the 2020 Issues and Options Questionnaire showed that 98.3% of respondents voted for a policy that the Parish council will work with appropriate bodies to find ways to address problems of flooding in the village.
143. Flooding is a problem within the village as shown by the flood in August 2020, which resulted in the pond overflowing and flooding adjacent houses. The pond has now been included in the “Operation Resilience Scheme of Hampshire County Council”.
144. The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/wastewater company as early as possible to discuss their development

proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.

**POLICY DD5: Flood Risk**

1. Development proposals for sites of 10 or more houses should incorporate sustainable drainage systems (SUDS) to address all surface water run-off from the development site unless demonstrated to be inappropriate. Where possible, existing watercourses on or adjacent to development sites should be enhanced and integrated with the SUDS.
2. Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades

**Evidence Source**

Housing Development Background paper – Cliddesden Parish Council

Cliddesden Community Consultation Results

## Neighbourhood Plan policies: Leisure and Wellbeing



*The village pond*

### Policy Background

145. Section 8 of the National Planning Policy Framework states planning policies should aim to “provide the social, recreational and cultural facilities and services the community needs”. Paragraph 97a states “*plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments*”, and 97c states “*guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs*”.
146. Basingstoke and Deane Local Plan 2011 – 2029 policy CN8 – Community, Leisure and Cultural Facilities is the key policy. Paragraph 5.75 states ‘*The focus will be on retaining, maintaining and improving existing facilities which are valued by the community so they can meet changing needs and expectations. Facilities that are valued by the community are defined as those that are recognised for their contribution to community activity and amenity, providing facilities that enable participation in a range of community, leisure and cultural activities.*’

### Community Facilities

147. It is acknowledged that there are limited community facilities within the parish, and the public consultation, completed in 2020, showed there is a strong desire to support and protect what facilities we have and, where and when possible, try to add to them. Community facilities, such as Churches, Village halls and pubs, are the essential glue that helps bring a community together. They facilitate social interaction, provide outlets for vital services and play a central role in

community life. Feedback has suggested there is a desire for an outdoor multipurpose playing field/village green.

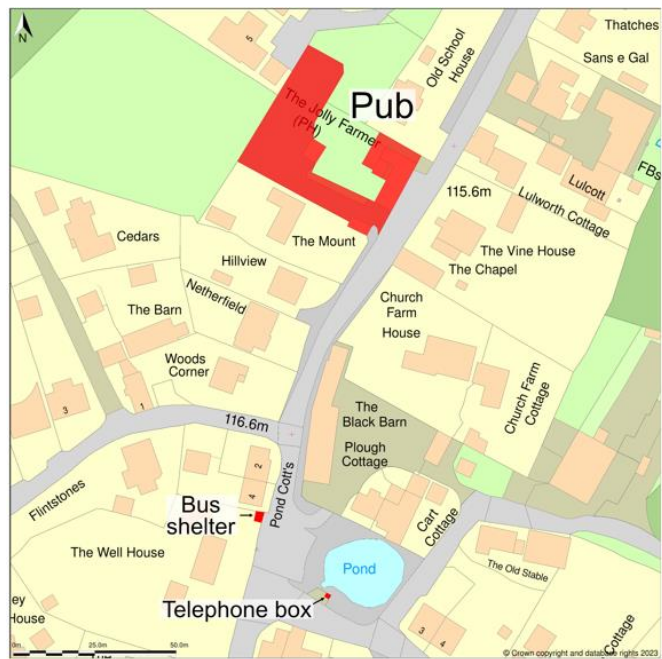
148. The risk of losing any of these community facilities is a key consideration in this part of the plan. Policy LW1 seeks to protect the valued community facilities, some of these facilities are awarded protection through Policy ENV2 as they are protected as Local Green Spaces, therefore they are not included in Policy LW1, but are referenced in supporting text as valued facilities, and protected by other policies in the CNP. The Village Millennium Hall ground and the gardens of the Jolly Farmer Public House are both valued as community facilities, but are protected via the Local Green Space designation and therefore not covered by policy LW1.
149. For community spirit, places to meet and sociability, the three absolute key Valued Community Facilities within the parish are:
- The Village Millennium Hall
  - St Leonards Church and churchyard
  - The Jolly Farmer Public House
150. Other Valued Community Facilities include:
- The Village Pond and its surrounds which are protected through Local Green Space (LGS)
  - The Telephone Box (now used as a community book exchange and houses the defibrillator)
  - Bus Shelter which is often used in poor weather by people visiting the pond
151. Within the Village there are several clubs and groups based at the Millennium Hall which drives the vibrant community spirit. These include the Cliddesden Players, the Film Club, Brownies, Toddler Group, Coffee Morning, Horticultural Society and Cliddesden Women's Institute.
152. The hall also is available for private hire for clubs, societies or events to people from within, or outside, the parish. Current regular users are Yoga, Ballet and Zumba classes, various dance clubs, an Art Club, and Rugby Tots. This all helps to positively promote the village to people from both within and outside the parish. The village pond on the road from Basingstoke to Farleigh Wallop is the focal point of the village. The bus shelter is the only meeting point for the limited public transport service. Its improvement was privately funded in full by a member of the parish.
153. The primary purpose of policies LW1 and LW2 is to protect current parish facilities and hopefully add new ones so to help sustain and grow Cliddesden as a vibrant, friendly local village with a strong community spirit. Appropriate provisions towards new, or improving current community facilities through new development proposals, will be sought via CIL (community infrastructure levy) or direct planning agreements and conditions.

154. The current priority for a new community facility, as identified in the consultation document, is a village open space (green) hopefully with additional leisure facilities such as children’s play equipment and/or a sports court (tennis or multi-purpose).
155. The Leisure and Wellbeing policies have been created to support the fact that over 96% of residents who returned the questionnaire want to see our current Valued Community Facilities protected, and over 95% were also keen to seek the chance to add new community facilities to help advance the viability and sociability of the parish. More information can be found in the Leisure and Wellbeing evidence document.

**POLICY LWI – Current Valued Community Facilities**

Proposals for new developments which involve the current Valued Community Facilities listed below and shown on both Policy Map LWIa and LWIb will only be supported if the proposal 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<sup>18</sup>

- The Village Millennium Hall
- St Leonards Church and churchyard
- The Jolly Farmer Public House
- The Telephone Box
- Bus Shelter



<sup>18</sup> More information on demonstrating viability can be found in the [Basingstoke and Dean Marketing Guidance Note](#)

Policy Map LW1a showing location of pub, bus shelter, pond and telephone box



Policy Map LW1b showing location of church and village hall

**POLICY LW2 – Additional Community Facilities**

Where appropriate, development proposals should provide new community facilities or improvement to existing facilities, to meet the needs and requirements that are expected to arise from the development, in consultation with the Parish Council.

**Evidence Source**

Leisure & Wellbeing Background paper – Cliddesden Parish Council  
Cliddesden Community Consultation Results

## Neighbourhood Plan policies: Transport and Movement

### Policy Background

156. Section 9 of the NPPF 2023 refers to promoting sustainable transport. Paragraph 108 states that transport issues should be considered from the earliest stages of plan-making and development proposals.
157. Basingstoke & Deane Local Plan Policy CN9 Transport states that the Council will work in partnership to promote a safe, efficient and convenient transport system. Development should seek to minimise the need to travel, promote opportunities for sustainable transport modes, improve accessibility to service and support the transition to a low carbon future. Development should be of high quality, sustainable in design, construction and layout, offering maximum flexibility in the choice of travel modes, including walking and cycling, and with accessibility for all potential users.

### Key Issues and Background

158. The results of the two consultations in 2019 and 2020 highlighted the main areas of concern for residents in regard to Traffic and Movement as being on-road parking, speeding and potential future increases in traffic volumes. Residents identified that they do not want to see any development that is going to make the existing issues any worse and would support proposals for improvements. Further information on consultation results is set out in the Evidence Background Papers.
159. Whilst there is a 30-mph speed limit operating throughout most of the village, much of the road network is single track or narrow two lane roads and much of their length is sunken and have no pavement, especially some of Farleigh Road (the main routes through the village), Woods Lane, Church Lane, including the walk to school.
160. The Parish Council installed a Speed Indicator Device which is regularly moved to different locations within the parish. A second Speed Indicator Device was funded in full by an individual member of the parish and is located at the main entrance to the village from the A339.
161. It is also important to recognise that the lack of pavements and lighting, and the narrow road widths are an intrinsic part of the character of the Parish.
162. It is well noted in the Cliddesden Design Code 2024 that the lack of pavements and lighting, and the narrow road widths helps retain the rural character of the village and as such should be protected. It is, however, recognised that this can present risks to all road users, so it is important to ensure traffic speed is calmed with sensitive measures (for example: verge maintenance and soft landscaping) rather than the more urban measures such as speed humps and high visibility signs. Cliddesden Design Code 2024 (DC07 Parking & Utilities & DC08 Footpaths and Rights of Way).
163. Poor levels of public transport (there is one bus a week with only a one hour stay in Basingstoke before return) and the lack of facilities within the Parish mean that there is a high reliance on the car.

- 164. Total car ownership per household is well above the B&DBC average and only 6.9% (14 households) did not own a car (as per data from 2011 census).
- 165. Development proposals should address the need for appropriate on-site parking in the interests of safety and to protect the rural character of the plan area.
- 166. Access to village facilities on safe, well-designed footpaths will encourage their use and reduce the reliance on cars. Enabling additional opportunities for walking not only supports health and wellbeing but also allows for informal, unplanned meeting within the village that enhances the sense of community.
- 167. It is imperative that the network of footpaths in Cliddesden is carefully maintained, signposted and monitored, allowing families, residents and visitors alike, to experience the joys of this peaceful and beautiful part of Hampshire, as well as forming picturesque links with the neighbouring parishes of Winslade and Farleigh Wallop.
- 168. Cliddesden is on National Cycle Route 23. Due to its close proximity to Basingstoke and being one of the first villages acting as a gateway to the Candovers, it has a high volume of cycle traffic through-out the year.
- 169. As Cliddesden has a limited pavement network, much of the pedestrian access throughout the village has to be made on roads, including the journey from the bus stop (village centre) to the school. Much of the village road network is narrow and in sunken, twisting lanes so all aspects of movement safety (vehicle, cycle and pedestrian) is a key concern.
- 170. The main route through the centre of the village (Farleigh Road B3046) is two-way traffic but suffers from constant speed abuse as verified from data from the SID (speed indication device).
- 171. There is significant need for residents to park their vehicles on the road due to lack of parking spaces within their curtilage. This is most evident in Farleigh Road, Station Road and Hoopersmead.
- 172. Hampshire Countryside Access Plan 2015 – 2025 recognises that benefits to physical and mental health from improving access to the countryside are increasingly important. It supports improved connectivity and shared routes for cyclists and pedestrians.
- 173. New and improved footpaths, helping safe pedestrian connectivity through-out the village, is to be encouraged, where possible, within all new development proposals.

**POLICY TMI - Increased access points and traffic**

As appropriate to their scale, nature and location, all new development proposals which increase the number of access points, or would involve an increase in traffic generation, will need to demonstrate that they do not further increase the risk to cyclist or pedestrian safety or exacerbate parking stress to these or adjoining areas. Where they do, proposals must be incorporated to mitigate this additional pressure.

### **POLICY TM2 - Improving Footpath and Cycle Networks**

Where appropriate to their scale, nature and location development proposals should

- a) promote safe access to the countryside through protection and enhancement of the existing Public Rights of Way (PROW) network.
- b) provide links and enhancements to the existing footpath, bridleway, and cycleway network, where considered necessary and relevant.
- c) Ensure the construction and appearance of new paths, tracks or links is appropriate to the area, suitable for the intensity of use and sensitive to the character of the immediate locality.
- d) Avoid the loss or degradation of any PROW, or any cycleway

#### **Evidence Source**

Transport & Movement Background paper – Cliddesden Parish Council

Cliddesden Community Consultation Results

Cliddesden Design Code 2024

## Neighbourhood Plan policies: Environment

### Introduction

174. Cliddesden is located in the north of the Hampshire Downs Character Area (NCA 130). The Hampshire Downs have been identified as a National Character Area (NCA 130) by Natural England. The northern boundary of the Hampshire Downs follows a line from just north of Walbury Hill in Berkshire to Basingstoke and Farnham. This northern edge of the Hampshire Downs forms a ridge and dramatic escarpment rising to over 290 meters, overlooking the Thames Basin. Cliddesden sits within the Hampshire Downs and is known locally as the gateway to the North Hampshire Downs. Cliddesden parish shares many of the same features and characteristics as the villages of Nutley, Axford, and Preston Candover, that lie in a line southward down the Candover valley.
175. The North Hampshire Downs is not an identified Character Area but is a well-established locally derived name for the area also referred to as the Hampshire's highlands. This area forms part of the National Character Area of the Hampshire Downs and shares many of the characteristics of the wider character area. The majority of the area is an elevated, open, rolling landscape dominated by large arable fields with low hedgerows on thin chalk soils, scattered woodland blocks. The rolling, elevated, chalk arable downland has an open, exposed character that provides open skies and long-distance views. Cliddesden acts as a gateway to the North Hampshire Downs, offering opportunities for recreation and tranquil relaxation.
176. As one arrives in Cliddesden one is struck by the sense of place. An air of rural tranquillity continues throughout the parish with homes nestled in a linear style along its lanes with tantalising views of the surrounding countryside in between the buildings. The air is fresh as one walks or cycles along the ancient lanes lined with hedges and trees that abound with wildlife and border fine agricultural land. Cliddesden has been a rural farming community since long before the arrival of the Normans almost a thousand years ago.
177. This makes it a special place to those who live, visit and work here, in stark contrast to the conurbation of Basingstoke. Many people from Basingstoke and beyond have discovered the value of the area and its landscape, as evidenced by the marked increase in the number of walkers, cyclists and horse-riders enjoying the countryside as part of their physical exercise and mental health wellbeing in the recent Covid pandemic of 2020/2021.
178. The amenity value of the local countryside is something not just valued by residents of the village but also enjoyed by the wider community as evidenced by walkers and cyclists from Basingstoke. As a specific example, the annual Basingstoke half marathon passes through Cliddesden and has done for many years.

## Local Gap Policy

### Policy Background

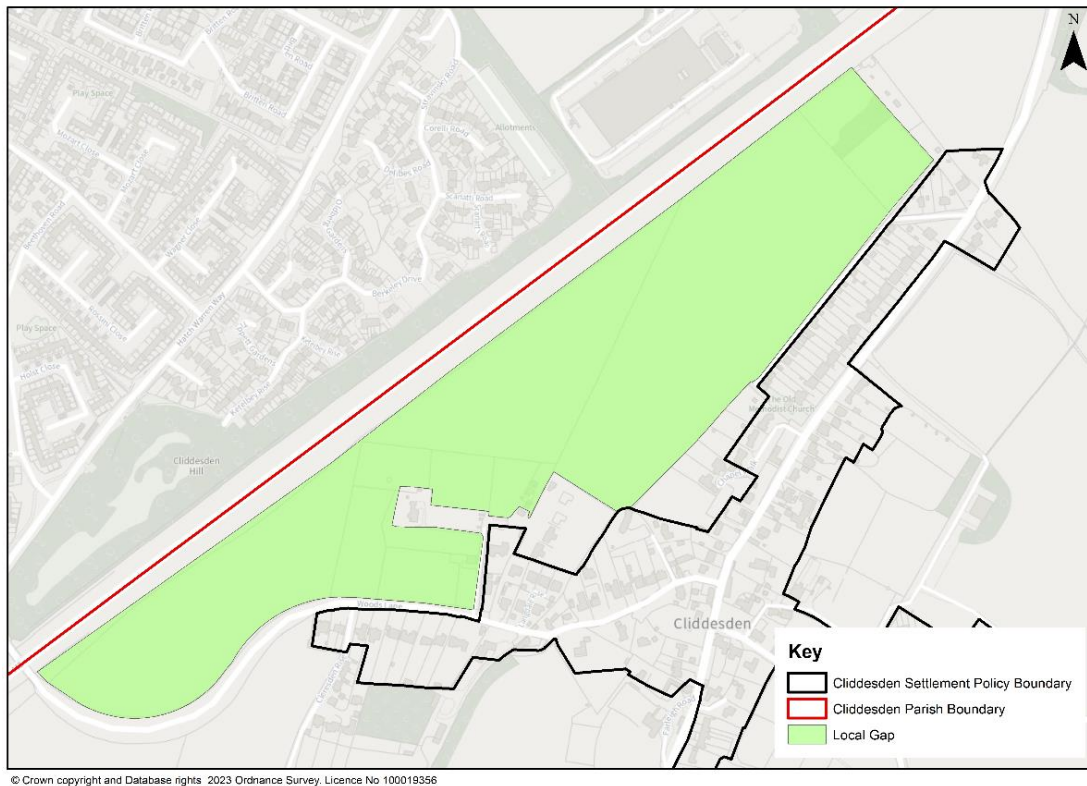
179. National Planning Policy Framework December 2023 (NPPF) paragraph 135 states - *Planning policies and decisions should ensure that developments:*
- c) *“are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);”*
180. BDBC Local Plan Policy EM1 states: *“development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected” and “development proposals will not be accepted unless they maintain the integrity of existing settlements and prevent their coalescence”*,
181. The Basingstoke and Deane Local Plan includes a number of Strategic Gaps around Basingstoke with the purpose of preventing settlement coalescence and maintaining separate identities (Policy EM2).
182. BDBC Local Plan Policy EM2 states:
- “Strategic Gaps: In order to prevent coalescence of built-up areas and to maintain the separate identity of settlements, the generally open and undeveloped nature of the following gaps will be protected:*
- *Basingstoke – Oakley*
  - *Basingstoke - Sherborne St John*
  - *Basingstoke - Old Basing*
  - *Basingstoke/Chineham - Bramley/Sherfield on Loddon*

### Preventing Coalescence with Basingstoke and Protecting the Setting of Cliddesden village.

183. Protecting the separate identity of Cliddesden is a key community objective of the Neighbourhood Plan as is protecting and respecting the landscape. The Cliddesden Neighbourhood Plan: Vision and Aims identify this as an important issue.
184. It is considered that coalescence would result in negative changes to the character and rural atmosphere of the village.
185. There are currently no relevant planning applications/appeal decisions that may indicate a future change of use which would not be consistent with the proposed Local Gap Policy.
186. Any intensification of development beyond the defined Settlement Boundary which would have the effect of reducing the separate identity of the two distinct settlements and increasing the coalescence between them would be inappropriate. Even limited new development could contribute to a cumulative undermining of the effectiveness of the Built-Up Area Boundary which has been designated with the protection of open countryside and the prevention of coalescence in mind.

## The Proposed Local Gap

187. The proposed gap is shown in the Policy map below (Policy Map ENVI).



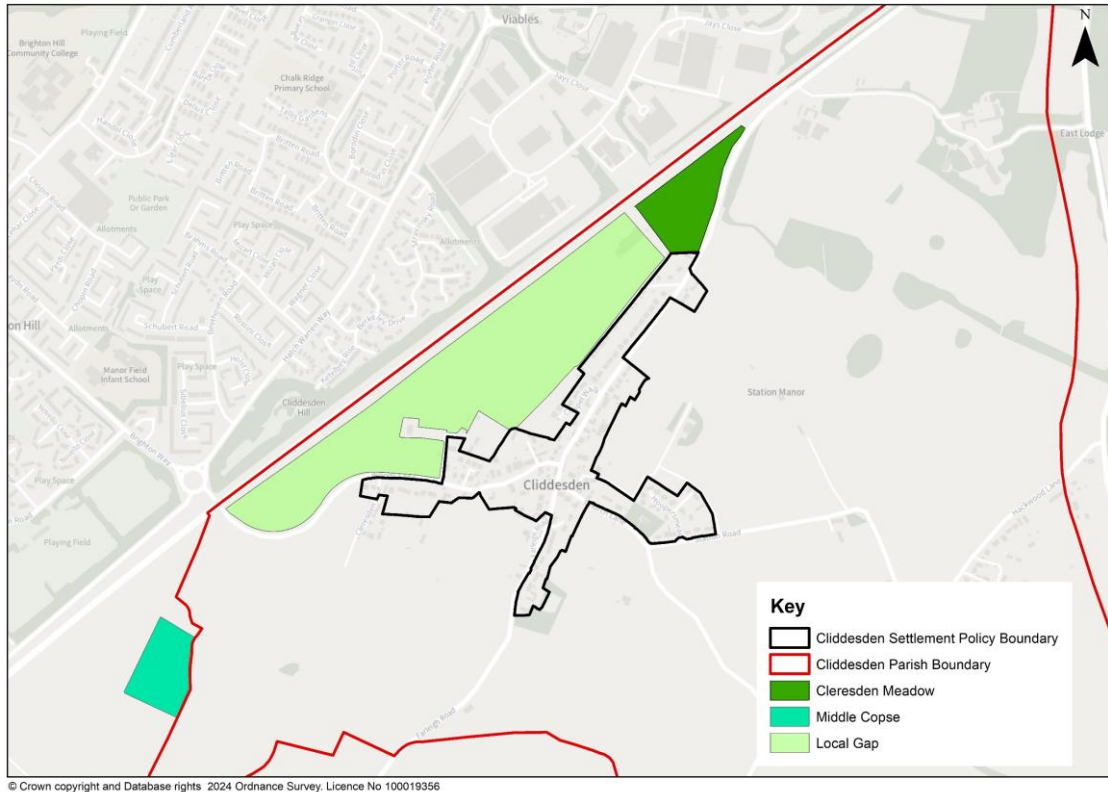
*Policy Map ENVI - Local Gap*

188. The proposed gap is proportionate in size being 4% of the total acreage of the parish. It reflects entirely physical and defensible field boundaries and encompasses the smallest area of land compatible with providing adequate protection against coalescence.
189. It is located immediately adjacent to the M3 motorway on the south side and the larger urban settlement of Basingstoke. The gap is designed to prevent the larger settlement consuming the smaller local identifiable locality and avoid the risk of coalescence with the town and Cliddesden becoming another suburb of Basingstoke. Coalescence would result in massively negative changes to the character and rural atmosphere of the village.
190. The separate identity of settlements and local communities should be safeguarded by ensuring the retention of undeveloped 'countryside gaps' between them and avoiding decisions which would result in their coalescence. One of the distinctive features of Cliddesden is its setting, and visual connectivity with the surrounding countryside. The landscape forms an intrinsic part of the character and setting of the village and provides informal and formal recreational opportunities for the community.
191. The general principle of settlement gaps to prevent the coalescence of settlement is broadly supported by national policy.

192. Maintaining the gap between Cliddesden and Basingstoke is of paramount importance for the retention of the wildlife habitat corridor allowing wildlife populations to travel through different habitats from:

- Middle Copse to the south which links ancient woodland across arable and grass fields bordered by native hedgerows, to:
- Cleresden Meadow (SINC) to the north.

These are shown on the map below:



Map 7 showing the green corridor from Middle Copse northwards to Cleresden Meadow

### Description of the Local Gap

193. The Local Gap, predominantly in agricultural use, is located immediately adjacent to the M3 motorway on the south side, the larger urban settlement of Basingstoke is located to the north. The Gap is designed to prevent the larger settlement subsuming the smaller local settlement and avoid the risk of coalescence with the town to prevent Cliddesden becoming another suburb of Basingstoke.

194. It provides the landscape backdrop to the village. Woods Lane is the nearest portal from Basingstoke to Cliddesden parish, beginning under the motorway bridge. The pastoral landscape of the Hampshire Downs on either side of Woods Lane and beyond is in distinct contrast to the extensive built-up housing estates of Brighton Hill.



*Woods Lane entry to Cliddesden from Basingstoke*

195. Since its opening in 1972 the M3 motorway has traditionally been a barrier between Basingstoke and the open countryside to the south. It has had the effect of limiting development and this has had a positive result in preserving the unique village separate identity.
196. Proposals for development within the Local Gap will only be acceptable where development does not reduce the physical separation/visual separation of Basingstoke and Cliddesden, or compromise the integrity of the gap, individually or cumulatively with other existing or proposed developments.
197. Detailed description of the fields within the gap (as shown on the Policy Map ENVI) is set out in the background evidence document.

#### Consultation

198. The community is shown to be overwhelmingly in favour of this policy. Almost all the respondents to the first questionnaire felt strongly that maintaining the physical separation from the urban expansion of Basingstoke was very important to prevent coalescence of town and village. In response to Question 2 which asked how important “maintaining the physical separation of Cliddesden from the urban expansion of Basingstoke”, responses indicated 96% felt this issue was important. Further details are within the background evidence document.

### **POLICY ENVI Local Gap Policy**

The Local Gap as shown in Policy Map ENVI will be protected to prevent coalescence between Cliddesden and Basingstoke and to retain the individual identity of Cliddesden Village.

Development proposals within the Local Gap will only be permitted if they comply with development plan.

Proposals will be supported within the identified gap provided development does not reduce the physical separation/visual separation of Basingstoke and Cliddesden, or compromise the integrity of the gap, individually or cumulatively with other existing or proposed developments.

### **Evidence Source**

Community Consultation Results from 2019

2020 Issues and Options Consultation;

Hampshire Integrated Character Assessment 2012;

CPRE Landscape Issues in Your Neighbourhood Plan;

Basingstoke and Deane Strategic Gaps Topic Paper, October 2014;

Local Gap – Background paper Cliddesden Parish Council

## Local Green Space

### Policy Background

199. The NPPF 2023 states in paragraph 106:

*“The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.”*

200. The Local Plan sets out in Policy EM4 – Biodiversity, Geodiversity and Nature Conservation - in order to secure opportunities for biodiversity improvement, relevant development proposals will be required to include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features including measures that help to link key habitats. Policy EM5 – Green Infrastructure – states that the council will support proposals which seek to improve links and remedy identified deficiencies in the green infrastructure network in accordance with the council’s Green Infrastructure Strategy.

201. The Cliddesden Village Design Statement identifies a number of green spaces; the “green fingers” which contribute to the character of the settlement.

*“Cliddesden is fortunate in having several extremely valuable publicly visible open spaces which are exhibited as swathes of green grassland or “green fingers”, extending from the open countryside into the middle of the village. These fingers integrate Cliddesden with the surrounding rural landscape and include Southlea Meadow, the fields north-east of Woods Lane, those behind the garage and the Meadow south-west of Church Lane. All descend from higher ground and are a prominent feature of the village”.*

202. Basingstoke & Deane Borough Council Green Infrastructure Strategy states:

*“Accessible and cared-for green spaces provide opportunity for physical activity and contact with nature which has direct health benefits, reducing (in combination with other factors) the occurrence of heart and respiratory disease, stress, mental illnesses and obesity and associated economic benefits Recreation and Leisure Green spaces close to residential areas.”*

### Background

203. Cliddesden is a rural village lying in a valley surrounded by open field and paddocks. However, with the exception of a small area of grass, to the rear of the village hall, there is very little public open space to facilitate social interaction. Even the area around the pond is very limited not supporting anything more than a small social group. This means that the open spaces, footpaths, rights of way and views around the parish are especially important to the community. The amenity value of the local countryside is something not just valued by residents of the village but is enjoyed by the wider community as evidence by walkers and cyclists from Basingstoke. As a specific example, the annual Basingstoke half marathon passes through Cliddesden. Even

the areas without public access provide amenity value because of the views into the sites and their rural character and sense of tranquillity.

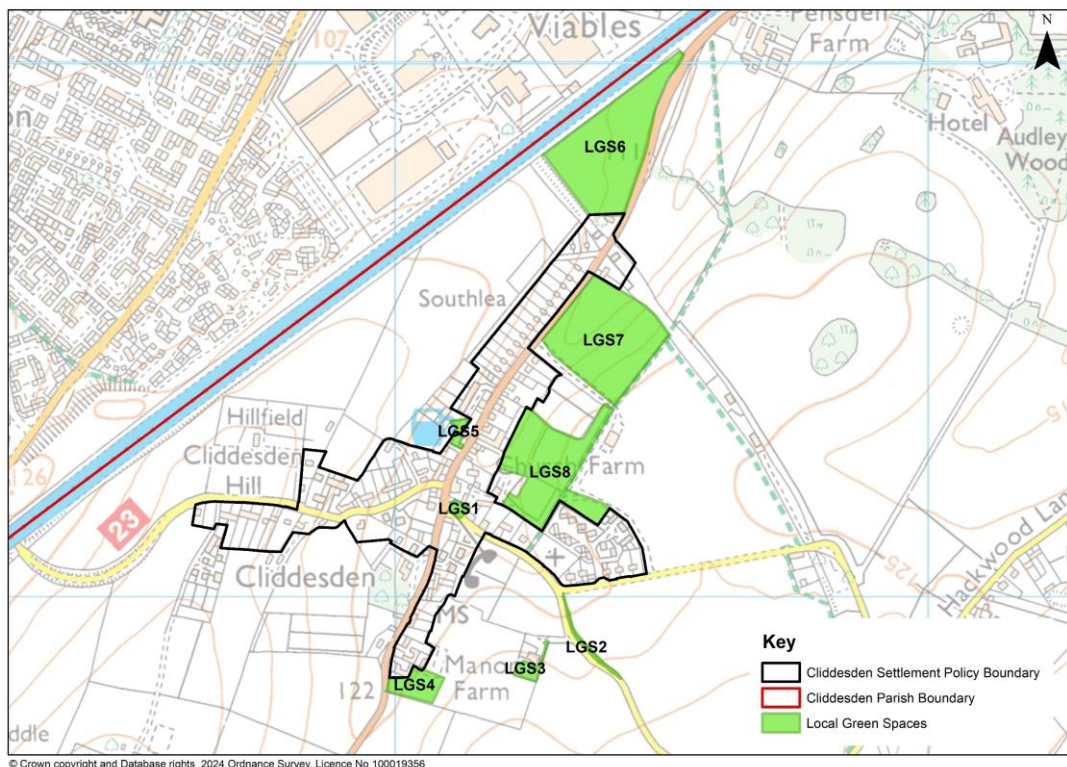
- 204. Policy ENV2 aims to protect the local green spaces in Cliddesden and supports the aims and objectives of the Neighbourhood Plan. In the Village Design Statement (VDS), six separate areas of land are identified as “green fingers” and many of the Local Green Spaces (LGS) referenced in Policy ENV2 include areas that were identified as being “Green Fingers” in the VDS.
- 205. The Conservation Area Appraisal (CAA) document was adopted as Supplementary Planning Guidance by the Basingstoke and Deane Borough Council in 2003. Many of the LGS identified are located within the Conservation Area.

### Consultation

- 206. Consultation undertaken for the Neighbourhood Plan has shown strong support both for preserving the “green fingers” and green spaces of the parish in general. Feedback from the Neighbourhood Planning Open Day in November 2018 showed strong support to preserve the green fingers. Further details are set out in the background evidence paper.
- 207. The response to question 2 of the first community questionnaire in 2019 showed that 95% of respondents felt that protecting the Local Green Spaces was very important.

### The Proposed Local Green Spaces

- 208. The Policy Map ENV2 illustrates the location of the designated local green spaces.



*Policy map ENV2 showing location of Local Green Spaces*

209. The Background evidence report provides a comprehensive audit and description of each of the proposed LGS. A summary table is set out in [Appendix B](#).
210. It is important to address matters relating to the cumulative nature of LGS designations. The supporting text needs to show and demonstrate the separation of the LGS packages by describing physical or visual barriers dividing them. The LGS in close proximity to another LGS includes LGS7/LGS8.
211. There are physical divisions and differences in character between LGS7 and LGS8. They are separated by a wide track that is lined with hedgerows and standard trees. LGS7 is an arable field and LGS8 is an area with a number of trees.
212. LGS 6, Cleresden Meadow is an excellent example of an arable field which has been reverted to a wildflower meadow. The value of this area is recognised through its designation in 2023 as a Site of Importance for Nature Conservation. Individual inset maps of each LGS can be found at [Appendix C](#).

**POLICY ENV2. Protection and enhancement of the natural environment and Local Green Spaces.**

The following areas are designated as Local Green Spaces, as shown on Policy Map ENV2:

The Local Green Spaces, as shown on Policy Map ENV2 are as follows:

- LGS 1: Village Pond and Surrounds
- LGS 2: Wildflower Bank,
- LGS 3: Cliddesden Millennium Hall Grounds, Church Lane
- LGS 4: Woodland, Farleigh Road
- LGS 5: 'The Jolly Farmer' Public House Garden,
- LGS 6 Cleresden Meadow
- LGS 7: Southlea Meadow
- LGS 8: Grass Areas and Paddocks behind Farleigh Road

**Evidence Source**

Community Consultation Results from 2019

2020 Issues and Options Consultation;

Local Green Space – Background paper Cliddesden Parish Council

Village Design Statement

## Trees, Woodlands, Hedgerows and Wildlife Corridors



*Tree Planting in 2009*

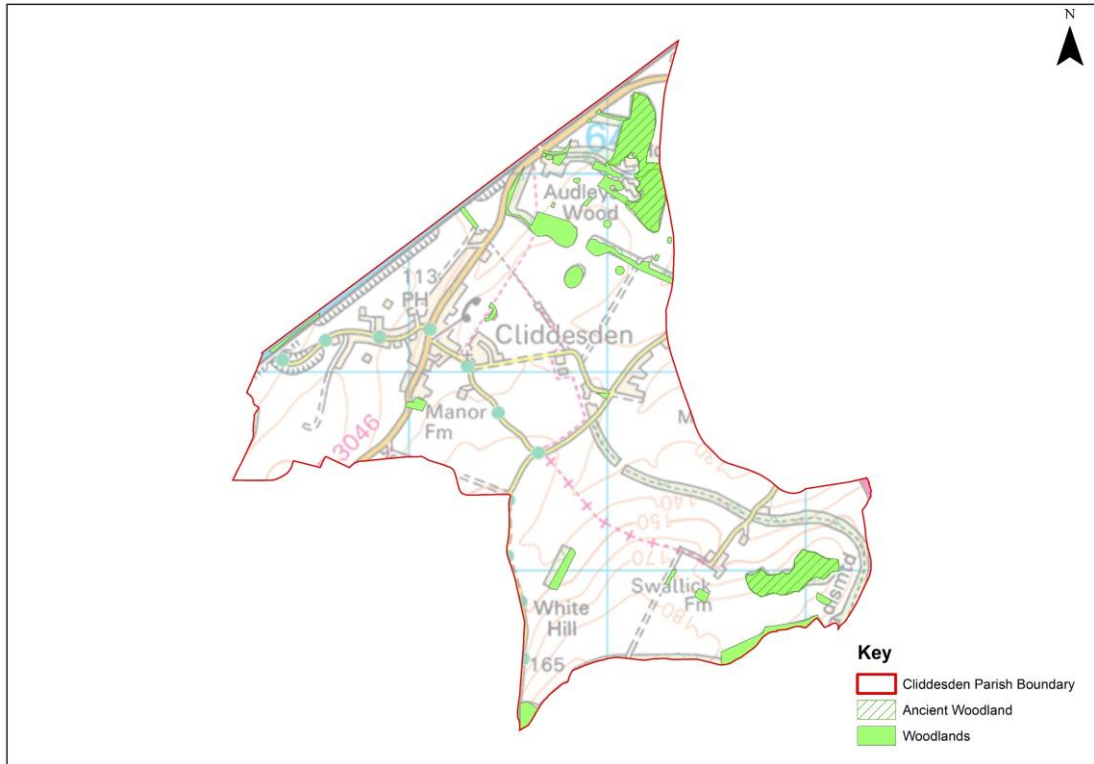
### Policy Background

213. The National Planning Policy Framework 2023 (paragraphs 180 – 184) places great importance on the natural environment and the planning system’s environmental role in delivering and securing sustainable development. This includes protecting the natural environment, improving biodiversity, using natural resources prudently and mitigating the effects of adapting to climate change.
214. Basingstoke & Deane Borough Council’s Local Plan 2011-2029 Policy EM4 emphasises the importance of protecting the natural environment by ensuring new development does not adversely affect it, and where appropriate of sensitively enhancing it and improving access to it. The areas concerned include important landscapes, natural features and areas of biodiversity. The Local Plan provides an overarching statement of the factors which will be taken into consideration when the impact of development proposals on biodiversity and geodiversity is assessed.
215. The Village Design Statement 2004 highlights how sympathetic development should be undertaken, this included:  
  
*“preserve and enhance the extensive and important tree cover within the village including mainly indigenous species of semi-mature trees and shrubs. The existing cloak of natural vegetation should be extended to integrate any new buildings. Sufficient space should be allocated for the future growth of these plantings and their care.”*

216. The Conservation Area Appraisal 1981 highlights the importance of trees and hedges. Important background documents include Basingstoke & Deane Borough Council's Green Infrastructure Strategy Nov 2018 and Basingstoke and Deane Landscape Biodiversity and Trees SPD:

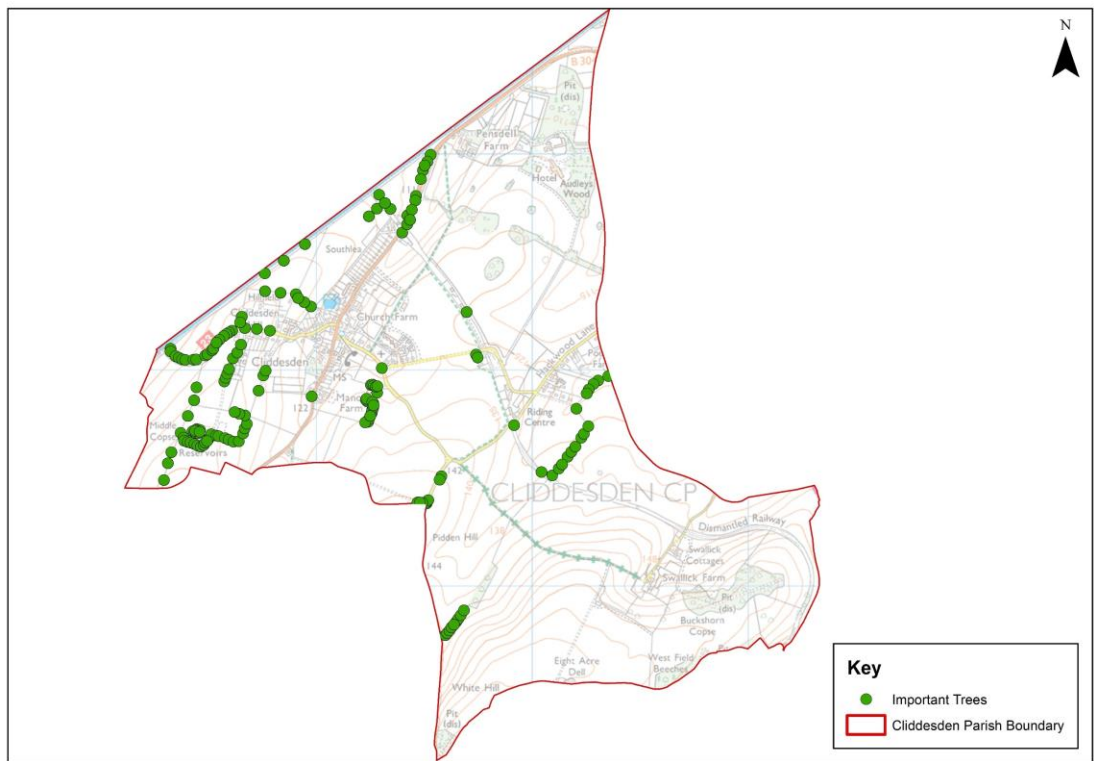
### Trees and Woodland

217. A typical characteristic of the village is the rich and prolific tree population, which also lines the ancient field boundaries of the more open arable landscape surrounding the settlement. The effect of these is to soften the hard roof lines of buildings with trees adding significantly to the visual appeal.
218. The approach roads to the Village are largely bounded by trees and mature hedges, which all add to the rural feel of the area. To maintain the leafy nature of the village it is desirable for all tree works to be carefully considered and all Tree Preservation Orders (TPOs) need to be enforced.
219. Trees and hedgerows help to define entry points to the village and create a sense of place for a rural community, examples include the Field Maple near the church and the atmospheric entry to the village under a canopy of trees in Woods Lane. Important trees, hedgerows and woodland provide a natural habitat, support biodiversity and make an important contribution to the character and quality of the countryside and landscape. Many of these important natural features are protected by legislation and landowners should check whether removal of a hedgerow requires permission prior to commencing works, as long as it does not affect their intrinsic character, their accessibility to the local community is supported and encouraged so that their value can be appreciated.
220. The importance of Cliddesden's trees and hedgerows to the community is demonstrated by the endeavours of the Cliddesden Community Conservation Group, which is actively supported by 46 households, over 20% of the population. Since 2004 members and volunteers have planted 17,000 trees as hedgerows and copses within the parish to enrich the natural environment.
221. B&DBC Landscape Biodiversity and Trees SPD states that 'a minimum buffer of 20 metres should be provided between the edge of the woodland/tree belt and the development. Where a minimum buffer is proposed, information will be required to demonstrate that this will be adequate to prevent any adverse impact upon the woodland or tree belt feature.'
222. The important trees which have been identified for protection by Policy ENV3 are identified on Policy Map ENV3b below. The overall important tree policy map ENV3b is supported by three further maps (ENV3c, ENV3d and ENV3e) which provide further detail of the location of each individual tree. The important trees are also identified in the evidence document which supports this policy, with a photograph of each tree or group of trees to be protected. The evidence document can be found [here](#).



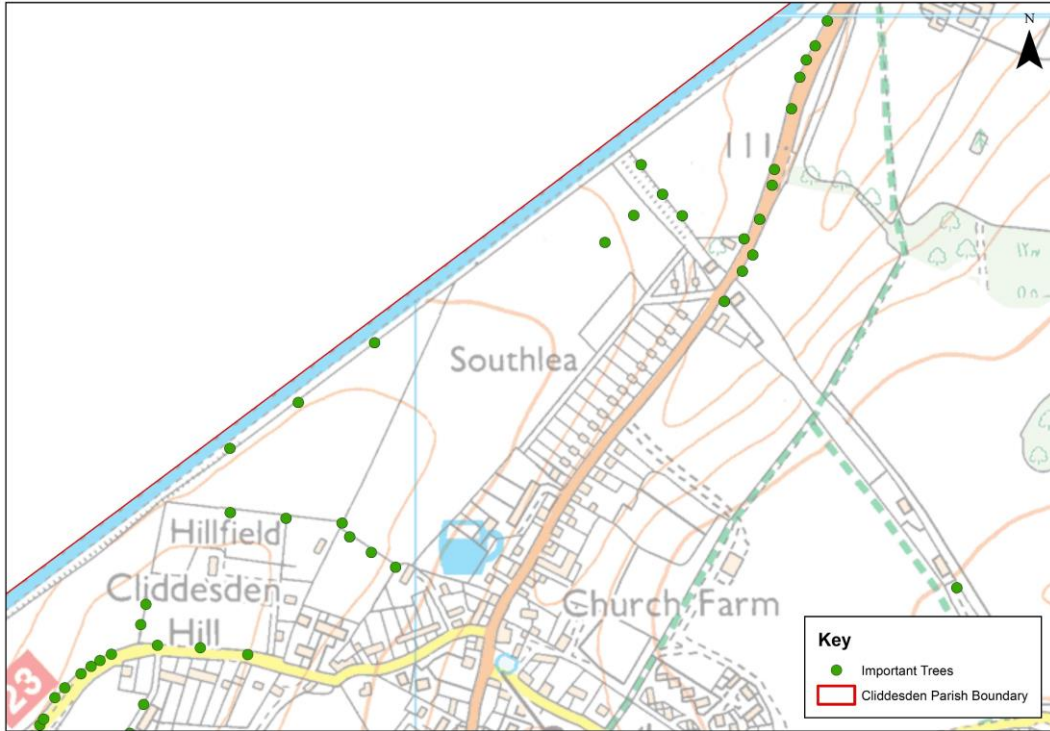
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Policy Map ENV3a – Important Woodlands

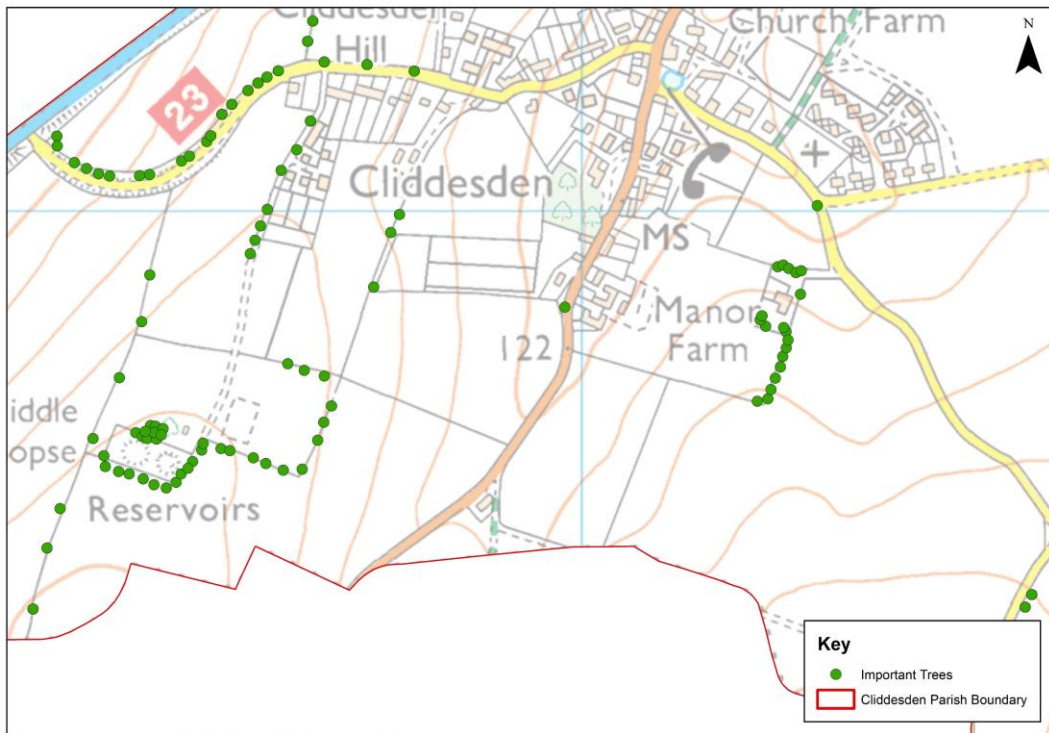


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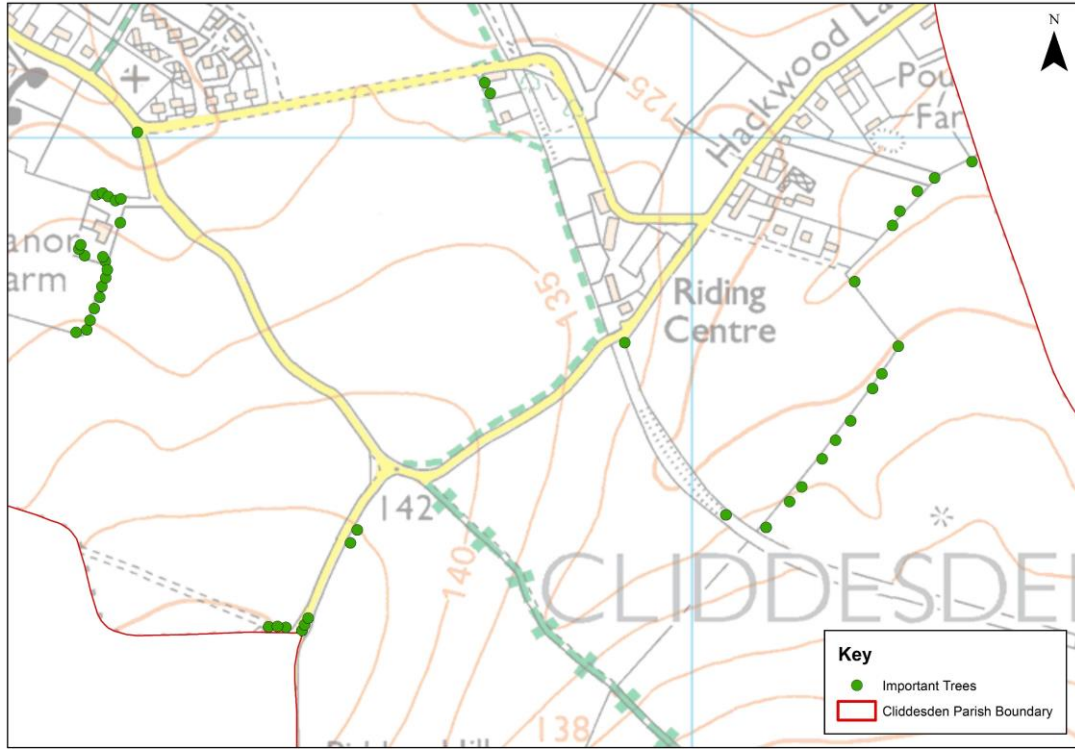
Policy Map ENV3b Important Trees



Policy Map ENV3c Important Trees



Policy Map ENV3d Important Trees

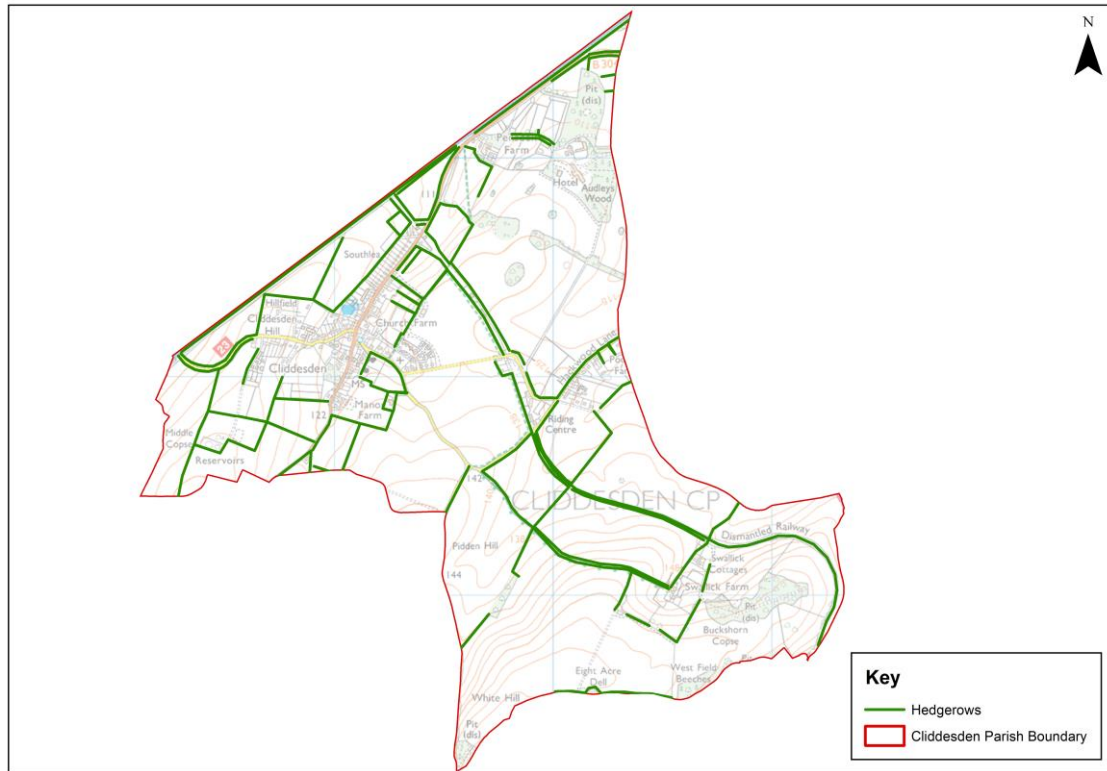


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Policy Map ENV3e Important Trees

## Hedgerows

223. It would be unrealistic to survey every hedgerow in the parish for species. Any proposal to remove a hedgerow more than 20m in length, will need to be accompanied by a professional survey to determine the make up by species. Further information regarding hedgerows and maps highlighting the location of hedgerows is set out in the Parish Council's background evidence paper.

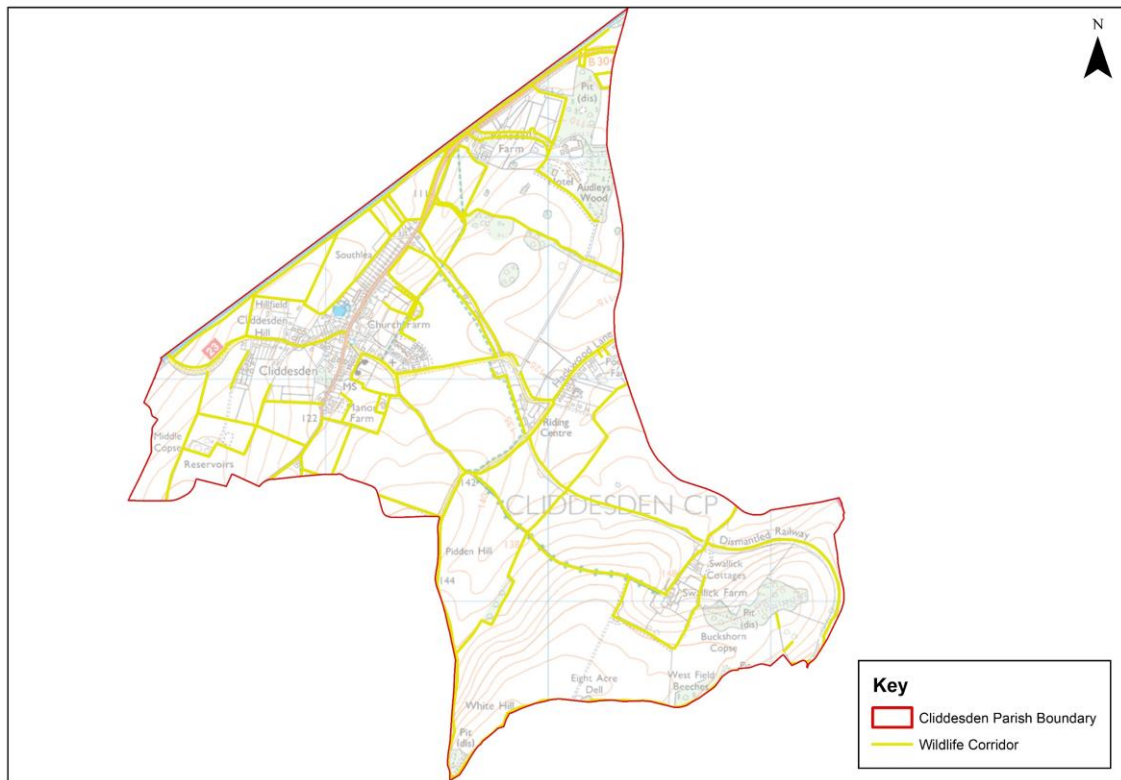


Policy Map ENV3f Hedgerows

## Wildlife corridors

224. The term 'wildlife corridor' is used to refer to any linear feature in the landscape that can be used for migration or dispersal of wildlife. Wildlife or biological corridors offer the possibility of linking habitats and reducing the isolation of populations. Wildlife corridors are found at all levels: tree canopies, hedgerows and verges which connect together to form vital important habitats and migratory routes for wildlife to disperse to find food, shelter, breeding sites and potential mates.
225. These corridors extend beyond the parish boundary to neighbouring areas. Plants and fungi colonise new areas by seed and spore dispersal so need connecting areas of suitable ground as do animals migrating on foot or by wing.
226. The aim of the network of green infrastructure corridors is to promote connectivity between core areas and through the wider landscape, thus allowing wildlife to move in response to

environmental change and other factors. Cliddesden is working to link sites, buffer sites, restore areas of habitat and allow wildlife to move more easily through the landscape.



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*Policy Map ENV3g Important Wildlife Corridors*

### Health and Wellbeing

227. The health and wellbeing of Cliddesden’s residents depends heavily on the green space in which they live. This has been shown dramatically during the 2020/2021 Covid 19 global pandemic. Not only local people, but visitors to our parish taking allowed exercise along the many footpaths and bridleways have found fresh air, peace and relaxation contributing beneficially to both physical and mental health.
228. The rural landscape of the parish acts as a “green lung” for the conurbation of Basingstoke. Trees, hedges and all plants absorb atmospheric carbon and trees lock it up for centuries through photosynthesis. The entire woodland ecosystem plays a huge role in locking up carbon, including the living wood, roots, leaves, deadwood, surrounding soils and its associated vegetation. Trees, whether in woodland, stand-alone or in hedgerows, do more than just capture carbon and many other harmful pollutants.

### Community Consultation

229. In response to question 2 of the 2019 consultation, the community felt it was very important to protect trees, hedgerows and wildlife habitats and corridors. In response to question 5, retaining and protecting trees, hedges, wildlife corridors proved to be the most important principles.

230. In the 2020 Issues and Options consultation question 4.3A, 93% agreed with the option to create a policy to ensure that trees, hedgerows, woodlands and wildlife corridors in the plan area are protected and enhanced. Further details are set out in the supporting evidence.

### **POLICY ENV3 Protection and Enhancement of the Natural Environment**

Development proposals that conserve or enhance the important trees, woodland, important hedgerows or wildlife corridors (as defined in the Policy Maps ENV3a, ENV3b, ENV3c, ENV3d, ENV3e, ENV3f and ENV3g) will be supported.

Development proposals should avoid the loss or damage of important trees, woodlands, or wildlife corridors, where loss or damage to trees cannot be avoided adequate mitigation and/or compensation should be provided, having regard to guidance in the B&DBC Landscape Biodiversity and Trees SPD (December 2018).

Appropriate to their scale, nature and locations development proposals should demonstrate how they will conserve and enhance the local environment and take into consideration the following:

- a) The provision of wildlife corridors and buffer areas to protect habitats will be supported.
- b) Development adjacent to important Woodland or Ancient Woodland shall include buffer<sup>19</sup> zones of at least 20m.
- c) Development adjacent to important trees shall ensure that there is adequate space to allow for their future retention and growth.
- d) Development adjacent to important hedgerows or wildlife corridors shall include buffer zones of at least 5m unless it can be demonstrated that adverse impacts on the hedgerow habitat can be satisfactorily addressed if a lesser distance is applied.
- e) development proposals should demonstrate a minimum of 10% net increase in biodiversity<sup>20</sup>.
- f) Proposals for public access to areas of important trees, hedgerows and woodland will be supported and encouraged where they will not cause harm to biodiversity and/or geodiversity.

### **Evidence Source**

Basingstoke and Deane Landscape Biodiversity and Trees SPD;

Cliddesden Community Consultation Results;

Cliddesden Village Design Statement;

Conservation Area Appraisal 2003

Cliddesden Design Code 2024;

Basingstoke & Deane Green Infrastructure Strategy

Trees, Woodlands, Hedgerows and Wildlife Corridors - Background paper Cliddesden Parish Council

<sup>19</sup> [Landscape, Biodiversity and Trees Supplementary Planning Document](#)

<sup>20</sup> Certain types of development are exempt from Biodiversity Net Gain, these are: permitted development rights; householder applications; development which only has a 'de minimis' impact on habitats; developments undertaken for the purpose of fulfilling the BNG planning condition for another development; high speed railway network; and certain self-build and custom build developments.

## Important Views



*Sunrise at Cliddesden School*

## Policy Background

231. The Parish of Cliddesden considers that it is vital to protect the agricultural land in the Parish, which is supported by the National Planning Policy Framework (NPPF 2023) in paragraph 128 (d) - the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change and paragraph 180 (b) - recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
232. Policy EMI of the Local Plan – Landscape states that development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected, paying particular regard to - c) The setting of a settlement, including important views to, across, within and out of settlements.

## Introduction

233. The local landscape has changed relatively little since Saxon times. The village is recorded in the Domesday Book 1086 as 'CLERESDEN', land belonging to Durand of Gloucester with 6 villagers, 10 smallholders and 9 slaves with plough lands and plough teams at an annual value to the lord of £3. Cliddesden was agricultural then and it still is now.
234. It has grown slowly over the years but remains a small, quiet village and a jewel nestled in chalkland down countryside, a gateway to the Hampshire Downs, with many vantage points offering magnificent views of the chalk downland landscape from the many delightful walks and cycle routes, as well as picturesque buildings. The village is a linear settlement with one main road, Farleigh Road, with attractive views between the built environment. Splendid long-distance panoramic vistas out of the village can be accessed via the footpaths, bridleways and lanes that lead off from the village centre. The views set out in Policy ENV4 (see below) have been chosen

because they are shown to be important to the local population and because they are truly representative of Cliddesden's rural character. The green landscape surrounding the settlement acts as the 'lungs' of Basingstoke, absorbing pollution, providing fresh air, inviting people to sample the benefits of the countryside.

235. Important views are from places that are publicly accessible, well-used and regularly frequented by the local community and contain significant buildings and landscapes that help to define and enhance the character of the parish. From Farleigh Wallop down the hill to Cliddesden, wide expanses of open rolling farmland greet the traveller to the left and right as the settlement, nestled in the valley, is reached. Land use is mainly arable, with some woodland cover and hedgerows defining field boundaries.
236. Although some of the views extend beyond the Parish boundary, this policy only relates to those parts within the Parish.
237. The background evidence document in support of Policy ENV4 refers to important views identified in a number of other documents. This includes The Cliddesden Conservation Area Appraisal (CCAA), the Cliddesden Design Code 2024 and CPRE's Valued Landscape Assessment. The CNP concurs that developments must be designed to preserve and not obstruct the key views indicated in the Cliddesden Design Code 2024, the views identified in the Valued Landscape Assessment document and the views indicated in the Cliddesden Conservation Area Appraisal. The views set out in Policy ENV4 are in addition to those set out in these documents.

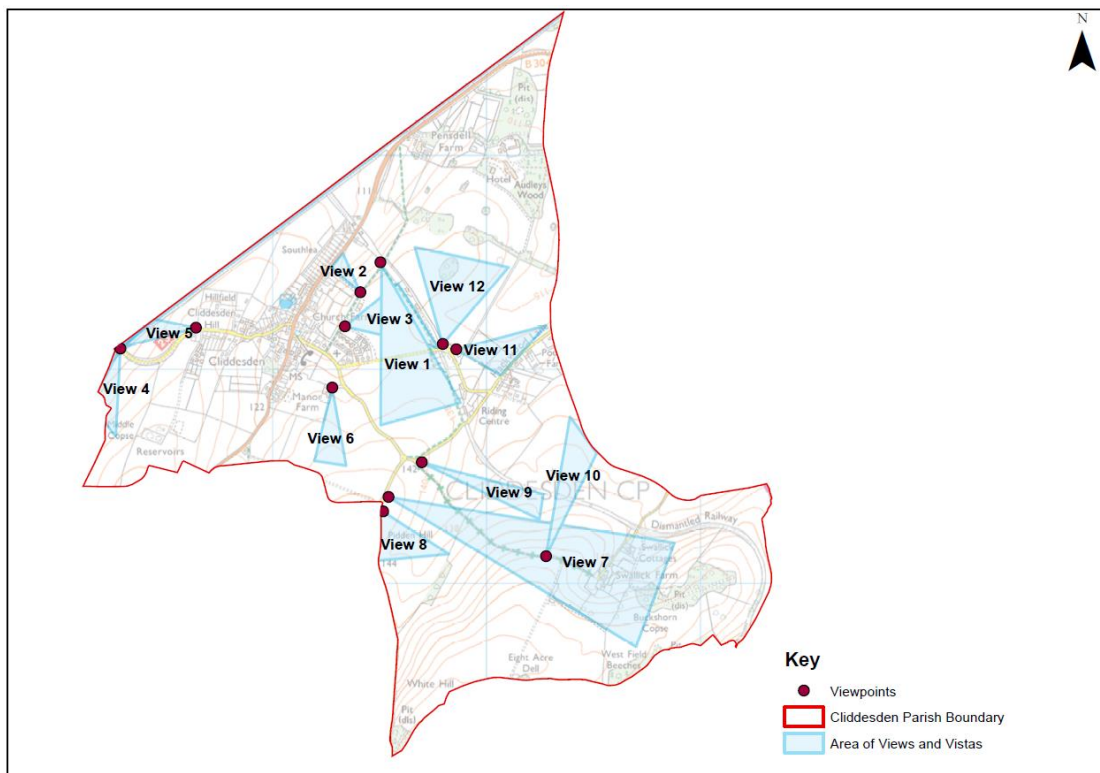


*View towards Hackwood Lane from Station Road (VII)*

238. The Views identified in the CCAA document and the Cliddesden Design Code 2024 (CDCD) tend to concentrate on the area around the village core and the Conservation Area. As a part of work undertaken on the Cliddesden Neighbourhood plan, a number of further views around the wider plan area have been identified.
239. The background evidence document provides the methodology for undertaking the assessment of views for inclusion in the Neighbourhood Plan. Views within the parish have been assessed using a number of criteria devised to identify views of significant importance.
  - Accessibility by the public from public roads, footpaths or green spaces

- Showing a range of physical (natural or man-made) features and an expanse of the parish not one particular object unless this is a building of particular historic importance.
- Possessing one or more of the following values: recreational, historical, biodiversity, aesthetic, or tranquillity

240. Additional views (not included in CCAA or CDCD) were identified by the CNP team and captured in Policy Map ENV4. This map was shared with the community as part of the 2020 Issues and Options consultation. The consultation sought additional important views from the community. Whilst individual suggestions for views were received, there was no clear consensus on any further views to add to the list.



*Policy Map ENV4 Important Views*

241. Details about each of the views is set out in the background evidence document and a summary table is attached as [Appendix D](#). Whilst views in and out of the parish clearly extend beyond the parish boundary, the CNP can only influence development within the Neighbourhood Area. The Neighbourhood plan includes some photographs of the important views, photographs of all views can be found at [Appendix E](#).



*View 2: The downhill track from the public footpath looking northwards to the row of Southlea.*

### Consultation

242. Question 2 of the 2019 questionnaire asked “how important do you feel the following environmental issues are for Cliddesden?” showed strong support for preserving the ‘open’ feel of the parish by protecting the important views. The community felt it was very important to safeguard important views and vistas. 90% of respondents felt strongly or very strongly that open views in the parish should be protected.
243. Question 4 .4A of the 2020 Issues and Options questionnaire asked about creating a policy to protect important views and vistas. The responses to this proved it to be an important principle: 96% of respondents felt strongly or very strongly that there should be a policy to protect open views in the parish. The Important Views in the policy map were shared with the community as part of the 2020 consultation process.



*View 6: Looking eastwards from Cliddesden Millennium Village Hall*



*View 7: From the Primary School northwards to Swallick*



*View 9: From Swallick Byway eastwards towards Swallick Farm*

**POLICY ENV4. Preserving Important Views in the Parish of Cliddesden**

Development proposals in the Neighbourhood Plan Area should take account of the important views (as shown on Policy Map ENV4), and should conserve, and where possible, enhance the views within, to and from the settlement and open countryside, especially where these views are from public accessible areas.

Developments must be designed to preserve and not obstruct the views shown on Policy Map ENV4 and listed below:

- V1 from the public footpath (FPI) southwards towards Cliddesden Primary School in the distance
- V2 from the public footpath northwards to the row of Southlea Cottages
- V3 from the public footpath eastwards across the field to Railway Cottages, Old Station Master's House
- V4 from the bottom of Woods Lane westwards to the M3 motorway southwards to Middle Copse (ancient woodland)
- V5 from the gate at the top of Woods Lane westwards
- V6 from Cliddesden Millennium Village Hall eastwards across green fields
- V7 from the Primary School eastwards to Swallick
- V8 from the Primary School southwards to the ancient mediaeval drove way
- V9 from Swallick Byway eastwards towards Swallick Farm
- V10 from Swallick Byway northwards to Hackwood House
- V11 from Station Road eastwards to Hackwood Lane

V12 from Station Road northwards to Pensdell Farm

Development proposals which would have an unacceptable detrimental impact on an identified view will not be supported. Mitigation measures should be put in place for when harm or obstruction cannot be avoided.

Where important Views are across sites designated as Local Green Spaces, policy ENV2 applies to those sites.

### **Evidence Source**

Cliddesden Community Consultation Results;

Cliddesden Conservation Area Appraisal;

Cliddesden Design Code 2024;

CPRE Hampshire – Tract of land to the south east of Basingstoke;

Important Views and Vista - Background paper Cliddesden Parish Council



*View 10: To Hackwood House northwards from the byway leading to Swallick Farm*

## Dark Skies and Light Pollution

244. National Planning Policy Framework 2023 – Ground conditions and pollution. Paragraph 191 Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
245. There is no specific policy in the Local Plan regarding light pollution or dark skies. However, paragraph 6.107 states that artificial lighting schemes whether proposed or existing are a consideration for new or existing residential development and can often give rise to unwanted impact (such as on local amenity, intrinsically dark landscape and nature conservation).
246. Cliddesden Design Code 2024 highlights in section 3.8 that light pollution from new developments, for example street lighting, security lighting and upward illumination for skylights, could change the rural character and in section 4.2 it states that minimising urbanising features such as close-boarded fencing, footpaths alongside roads and street/security lighting should be considered.
247. Part of the attractiveness of this area of the Borough of Basingstoke & Deane is the peace and tranquillity and calming effect afforded by dark skies. However, the rural character of the village is being damaged by avoidable light pollution. Dark skies are being compromised with a consequent negative impact on wildlife.
248. In 2019, following complaints made from residents in Cliddesden concerning light pollution from the Sony building in the Viabes area across the M3 motorway, to the north of Cliddesden. Sony initiated a project to replace some of its external lighting. This resulted in a reduction in light pollution and, as confirmed by Sony, a reduction in electricity consumption.
249. Question 2 of the community questionnaire from 2019 asked “how important do you feel the following environmental issues are for Cliddesden?” Responses indicated: 82% agree or strongly agree to “maintaining the “dark skies” feel of the parish.”

### **Policy ENV5: Dark skies, light pollution and external lighting**

Development proposals should be designed to minimise the occurrence of light pollution by:

- a) Meeting or exceeding the Institute of Lighting Professionals guidance or successor guidance; and
- b) Avoiding unnecessarily visible lighting in designated wildlife sites or the surrounding landscape; and
- c) Having regard to the following hierarchy:
  - i. avoid the installation of additional external lighting
  - ii. Install lighting necessary for its intended purpose or use at the lowest practical lumens value and avoid adverse impacts where possible
  - iii. appropriate mitigation of adverse impacts

### **Evidence Source**

Cliddesden Community Consultation Results;

Basingstoke and Deane Landscape Character Assessment May 2021;

Dark Skies and Light Pollution - Background Evidence paper Cliddesden Parish Council

### Community Aspirations

250. The following section of the Cliddesden Neighbourhood Plan identifies a series of actions that have arisen through the community engagement process in preparing the Neighbourhood Plan. These were considered by the community to be important matters but do not necessarily require planning permission or relate to land use matters. As such, they are not the subject of planning policies in the Neighbourhood Plan

### Consultation

251. Cliddesden is a small historic village with a Church that dates back to the 12th Century. It has 19 listed buildings and the heritage and environment are treasured by the local community who wish to preserve its unique character. Consultation is seen as an essential means to ensure that development does not erode the special character and community of Cliddesden.

252. The NPPF (2023) encourages developers to engage with the local community. Paragraph 40 states:

*'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'.*

253. Question 6.1F of the 2020 Issues and Options Questionnaire showed that 99.4% of respondents voted for a policy that developers should consult with the local community early in the planning application process (pre application stage) for any development of 10 or more houses.

### **Community Aspiration CA1: Consultation**

A meaningful community consultation process ensures that new developments can benefit from local knowledge and respond to community concerns resulting in developments that are truly integrated into their wider environment. Developers wishing to submit applications for new residential developments larger than 10 dwellings are encouraged to:

- a. Make contact with Cliddesden Parish Council and provide details of the proposed site and the nature of the development and, if requested, attend a meeting to discuss the application prior to submitting the consultation.
- b. Undertake a minimum of two community consultations prior to a planning application being submitted. The first would be a session before any designs have been developed to gauge local opinion and gather information from the community in order to inform

the design process. This would be followed by a consultation prior to the application to enable feedback on the design being submitted and how it reflects and responds to community concerns. Additional consultations between these may be considered if appropriate to the feedback and to refine proposals.4.1.

- c. It is suggested that consultation sessions should be advertised in the local media, be advertised on our notice boards and details provided on the Parish Council website and in the Newsletter. Advertisements are best made at least two weeks prior to consultation sessions taking place.

## Transport and Movement

### **Community Aspiration CA2: Transport and Movement**

Working through the Parish Council, who will seek help from Hampshire County Councils Highway Department, the Neighbourhood Plan has identified the wish for:

- a. Identifying speed control measures, especially at the entry points to the village along both ends of Farleigh Road and Woods Lane. These measures could involve better signage, different road markings or road surfaces and the careful attention to the apparent width of some carriage ways by the detailing of kerbs, verges and street furniture;
- b. Trying to reduce the speed limit of certain routes, especially Woods Lane;
- c. Maintaining vegetation and hedges to keep footpaths, pedestrian lanes and pavements open and clear;
- d. Better footpath signage to promote the many walks available within the parish;
- e. Look at current off-road parking issues and try to restrict those areas identified as dangerous and difficult for free movement of cars and pedestrians, especially the Southlea end of Farleigh Road; and
- f. Try to promote the National Cycling Route with better signage and indications of routes and mileage to different areas of the Candovers.

### Non-Designated Heritage Assets<sup>21</sup>

254. There are a number of structures and features within the parish that contribute to the history of Cliddesden, even though they may not have listed status. The intent is to protect and conserve history and heritage of the village.
255. A list of non-designated heritage assets was prepared by the Parish Council. The comments made in the Issues and Options Questionnaire were also taken onto account in the preparation of the list. The completed and final list of assets was consulted on with the residents of Cliddesden via the monthly newsletter. However, further work needs to be undertaken to complete the assessment of those assets and to undertake a fully detailed consultation process.

#### **Community Aspiration CA3: Non-Designated Heritage Assets**

Cliddesden Parish Council will undertake detailed research and consultation in order to establish a list of Non-Designated Heritage Assets for the Neighbourhood Plan area.

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<sup>21</sup> Heritage assets include designated and non-designated heritage assets. Designated heritage assets include Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Conservation Areas designated under the relevant legislation. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets, although they may be identified as having local importance. In some instances, non-designated assets, particularly archaeological remains, may be of equivalent significance to designated assets, despite not yet having been formally designated.

## Bibliography

AECOM	Infrastructure consulting firm, delivering professional services throughout the project lifecycle – from advisory, planning, design and engineering to program and construction management. Consultant that produced the “Design Guide”
ALP	Adopted Local Plan – Referring to the adopted Basingstoke and Deane Local Plan
BAP:	Biodiversity Action Plan. priority habitats which cover a wide range of semi-natural habitat types and were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan.
B&DBC	Basingstoke and Deane Borough Council. The Local Planning Authority
BDLP	Basingstoke and Deane Local Plan 2011 – 2029. Currently under review, which when approved would extend its life to 2038.
CAA	Conservation Area Appraisal. to define what is important about its character and appearance and to identify its important characteristics. It is also a vital tool to enable the active management of the conservation area.
CCAA	Cliddesden Conservation Area Appraisal. Completed in 2003 by Basingstoke and Deane BC
CDCD	Cliddesden Design Code 2024. See DC
CIL:	Community Infrastructure levy: A levy that local authorities can choose to charge on new developments in their area. The charges are based on formulae relating to the size and type of the new development and money can be used to support development by funding infrastructure that the council, local community neighbourhoods want.
CNP	Cliddesden Neighbourhood Plan. The Localism Act proposes new powers for communities to influence planning decisions in their area. Neighbourhood plans will be vehicles for communities to be able to propose land use and development, but these must be in line with the development plan of the local planning authority
CPRE	The Countryside Charity, formerly known by names such as the Council for the Preservation of Rural England and the Council for the Protection of Rural England, is a charity in England
DC	Design Code: The Cliddesden Neighbourhood Planning Team engaged with consultant AECOM to produce a Design Code 2024 document. The main objective of this document is to establish principles so that new development is designed and planned with regard to the existing character and context of the Cliddesden Neighbourhood Plan Area within the Neighbourhood Plan.
DpH	Dwellings per Hectare. (dph) is the most widely used density measure nationwide and is considered to be the most appropriate means of measuring density of housing developments.
EiP	Examination in Public. When the Basingstoke and Deane Local Plan is consulted on.
Heritage Assets	Parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. They include designated heritage assets (such as listed buildings and conservation areas) and assets identified by the local planning authority during the process of decision-making or through the plan making process
HRA	Habitats Regulations Assessment. Report produced by Basingstoke and Deane to test if a plan or project proposal could significantly harm the designated features of a European site

LGS	Local Green Space: Paragraphs 105 to 107 of the National Planning Policy Framework introduce a Local Green Space designation to protect local green areas of special importance to local communities. This enables communities, in particular circumstances, to identify and protect areas that are of value to them through local and neighbourhood plans.
LVIA	Landscape Visual Impact Assessment. A Procedure set out in the Landscape Institute's guidance for assessing landscape value
NCA	National Character Area: is a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity. There are 159 National Character Areas and they follow natural, rather than administrative, boundaries. They are defined by Natural England, the UK government's advisors on the natural environment.
NPPF	National Planning Policy Framework. The NPPF sets out the Government's planning policies for England and how these are expected to be applied at the local level
PROW	Public Rights of Way. A public right of way is a right by which the public can pass along linear routes over land at all times. Although the land may be owned by a private individual, the public have a legal right across that land along a specific route.
SEA	Strategic Environmental Assessment. Strategic environmental assessment consists of a range of analytical and participatory approaches that aim to integrate environmental considerations into policies, plans and programmes and evaluate the inter-linkages with economic and social considerations
SPB	Settlement Policy Boundary. Boundary surrounding a settlement which separates the main built-up area from the open countryside.
SPD	Supplementary Planning Document. A non-statutory document that can form part of the local development framework. SPDs cover a wide range of issues giving detailed guidance how policies or proposals in development plan documents will be implemented.
Strategic Gap: (Local Gap)	Strategic Gap Areas between towns and villages that have been defined to prevent the coalescence of settlements. The council and local community attach great importance to the function of these areas as a means of maintaining individual settlement identity.
SUDS	Sustainable Urban Drainage Systems. The term Sustainable Urban Drainage Systems covers the range of drainage elements for managing surface water in a way which is more sympathetic to the natural and human environment than conventional below-ground drainage systems.
TPO	Tree Preservation Order. an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the: cutting down. topping. Lopping without appropriate permission
VDS	Village Design Statement: Village design statement is a term of English rural planning practice. A VDS is a document that describes the distinctive characteristics of the locality, and provides design guidance to influence future development and improve the physical qualities of the area. Cliddesden Village Design Statement was produced in 2004

## References

Reference Document	Location/weblink
Amendment 10 to the Environment Bill on Light Pollution	<a href="#">Environment Bill</a>
Basingstoke and Deane Adopted Local Plan	<a href="#">Basingstoke and Deane Adopted Local Plan</a>
Basingstoke and Deane Adopted Local Plan Policy Map/settlement boundary	<a href="#">Basingstoke and Deane Adopted Local Plan Policy Map/settlement boundary</a>
Basingstoke and Deane Local Plan Review	<a href="#">Basingstoke and Deane Local Plan Review</a>
Basingstoke and Deane Issues and Options consultation	<a href="#">Basingstoke and Deane Issues and Options consultation</a>
B&DBC Residential Parking Standards (SPD07)	<a href="#">B&amp;DBC Residential Parking Standards (SPD07)</a>
Basingstoke & Deane Living Landscape 2014	<a href="#">Basingstoke &amp; Deane Living Landscape 2014</a>
Basingstoke & Deane, The Horizon 2050 vision	<a href="#">Basingstoke &amp; Deane, The Horizon 2050 vision</a>
BDBC Heritage Supplementary Planning Document (2019)	<a href="#">BDBC Heritage Supplementary Planning Document (2019)</a>
Basingstoke and Deane Call for sites	<a href="#">Basingstoke and Deane Call for sites</a>
Basingstoke and Deane Green Infrastructure Strategy	<a href="#">Basingstoke and Deane Green Infrastructure Strategy</a>
Basingstoke and Deane Housing Allocation Policy and Scheme	<a href="#">Basingstoke and Deane Housing Allocation Policy and Scheme</a>
Basingstoke and Deane Housing SPD	<a href="#">Basingstoke and Deane Housing SPD</a>
B&DBC Design and Sustainability SPD	<a href="#">B&amp;DBC Design and Sustainability SPD</a>
Basingstoke and Deane Landscape Biodiversity and Trees SPD	<a href="#">Basingstoke and Deane Landscape Biodiversity and Trees SPD</a>
Basingstoke and Deane Landscape Character Assessment May 2021	<a href="#">Basingstoke and Deane Landscape Character Assessment May 2021</a>
Basingstoke and Deane planning applications portal	<a href="#">Basingstoke and Deane planning applications portal</a>
Basingstoke and Deane Strategic Gaps Topic Paper, October 2014	<a href="#">Basingstoke and Deane Strategic Gaps Topic Paper, October 2014</a>
Census 2011 data	<a href="#">Census 2011</a>
Cliddesden Conservation Area Assessment 2003	<a href="#">Cliddesden Conservation Area Assessment 2003</a>
Cliddesden NP Position statement	<a href="#">Cliddesden NP Position statement</a>
Cliddesden Village Design Statement (adopted by B&DBC 2004)	<a href="#">Cliddesden Village Design Statement</a>
Cliddesden Design Code AECOM	<a href="#">Cliddesden Design Code AECOM</a>
Cliddesden Background and evidence papers to the Neighbourhood Plan	<a href="#">Cliddesden Background and evidence papers to the Neighbourhood Plan</a>
Community Consultation results Cliddesden NP	<a href="#">Community Consultation results Cliddesden NP</a>

CPRE guide to Quiet Lanes.	<a href="#">CPRE guide to Quiet Lanes</a>
CPRE publication Landscape Issues in Your Neighbourhood Plan	<a href="#">CPRE publication Landscape Issues in Your Neighbourhood Plan</a>
Hampshire Biodiversity Information Centre Survey Reports	<a href="#">Hampshire Biodiversity Information Centre Survey Reports</a>
Hampshire Integrated Character Assessment 2012	<a href="#">Hampshire Integrated Character Assessment 2012</a>
Hedgerows Regulations 1997	<a href="#">Hedgerows Regulations 1997</a>
Historic England National Heritage List for England	<a href="#">Historic England National Heritage List for England</a>
Natural England - Green Infrastructure Valuation Tools Assessment 2013	<a href="#">Natural England - Green Infrastructure Valuation Tools Assessment 2013</a>
Natural England – Map of the Hampshire Downs	<a href="#">Natural England – Map of the Hampshire Downs</a>
Section 102 of the Clean Neighbourhoods and Environment Act (2005)	<a href="#">Section 102 of the Clean Neighbourhoods and Environment Act (2005)</a>
The Institute of Lighting Professionals Guidance Note 1 for the reduction of obtrusive light 2021	<a href="#">The Institute of Lighting Professionals Guidance Note 1 for the reduction of obtrusive light 2021</a>
Tract of Land to the South East of Basingstoke Valued Landscape, report by CPRE Hampshire	<a href="#">Tract of Land to the South East of Basingstoke Valued Landscape, report by CPRE Hampshire</a>
Upper Swallick concept document	<a href="#">Upper Swallick concept document</a>
Woodland Trust - Impacts of nearby development on the ecology of ancient woodland	<a href="#">Woodland Trust - Impacts of nearby development on the ecology of ancient woodland</a>