

SILCHESTER PARISH
NEIGHBOURHOOD
DEVELOPMENT PLAN

APRIL 2025

CONSULTATION STATEMENT

Published by the Silchester Parish Council in accordance with the Neighbourhood Planning
(General) Regulations 2012 (as amended)

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NEIGHBOURHOOD DEVELOPMENT PLAN
CONSULTATION STATEMENT
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1. INTRODUCTION

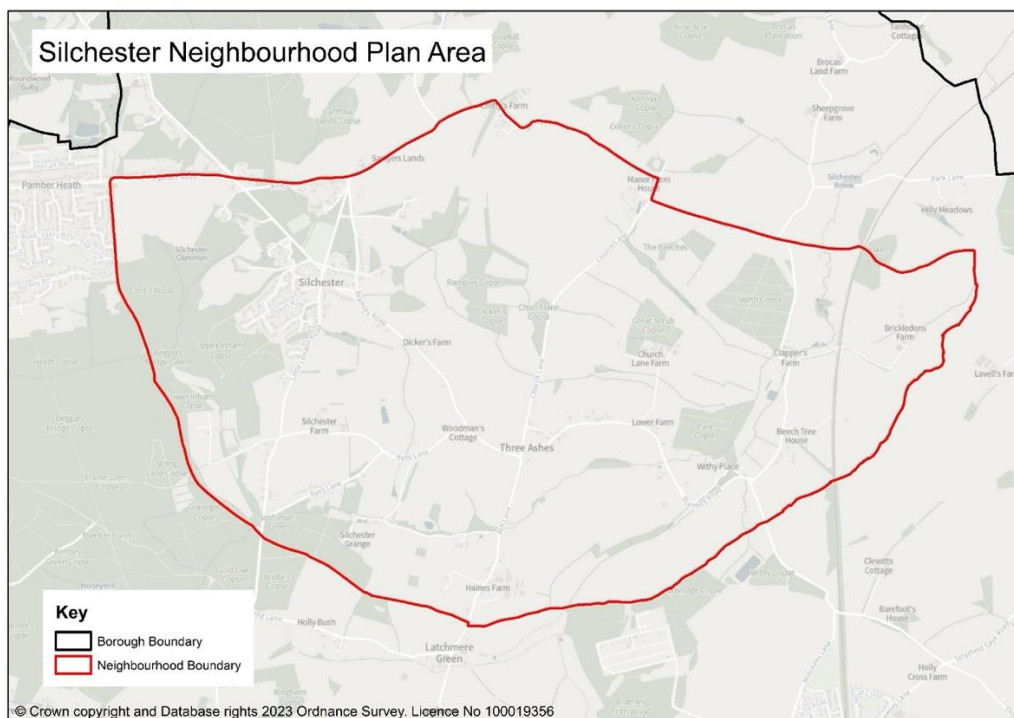
1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Silchester Parish Neighbourhood Development Plan 2025 – 2040. The legal basis of this Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

1. Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan;
2. Explain how they were consulted;
3. Summarise the main issues and concerns raised by the persons consulted; and
4. Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

Neighbourhood Plan Area Designation

1.2 Silchester Parish Council ('the Parish Council') has prepared a Neighbourhood Development Plan (Silchester NP) for the area designated by the local planning authority, Basingstoke & Deane Borough Council (B&DBC), in October 2023 (see Plan A below).

Plan A: Silchester Designated Neighbourhood Area



1.3 The Qualifying Body for the purposes of the Neighbourhood Plan is Silchester Parish Council. Silchester Parish Council have appointed a Steering Team, and provided the Terms of Reference (see Appendix B), comprising members of the Parish Council and members of the community to carry out the process of developing the Neighbourhood Plan. The Steering Team report to the Parish Council on a monthly basis. The Steering Team comprised a maximum of 6 members.

2. THE CONSULTATION PROCESS

Timeline of events

2.1 The timeline of events below demonstrates the evolution of the Silchester NP.

2.2 Ongoing communications and feedback have been undertaken through regular updates via face-to-face meetings of the Steering Team, a survey and two informal consultations of the residents prior to the Regulation 14 as well as the monthly Silchester Magazine. The minutes of all the Steering Team meetings have been loaded to the Parish Council website and all the documents developed by the Steering Team have also been loaded to the website. The Parish Council has received and noted minutes and a monthly update from its Neighbourhood Plan Steering Group. Minutes of Steering Group meetings are published on the Parish Council website and can be found at:
<https://silchester-pc.gov.uk/neighbourhood-plan/> The members of the Steering Team are well known within the village and have been available for ad hoc discussions with residents at local venues and events.

March 2025

- Parish Council meeting accepted the final draft submission documents and agreed to proceed with the submission to Basingstoke & Deane Council.

February 2025

- Steering team meeting to discuss final draft, agreed that this draft would be submitted to the Parish Council for their approval to submit to Basingstoke & Dean Council.

January 2025

- Steering team review of the plan draft arising from the Regulation 14 comments. Proposals for the changes put forward by O'Neill Homer (ONH) generally agreed, some changes also proposed by the Steering team and forwarded to ONH.
- Updated plan from ONH received for review by the Steering team.
- Meeting arranged with B&DBC officers from Planning Policy, Heritage and Landscaping to further consider their Reg 14 response and suggested revisions. Further responses then considered by Steering team and ONH.

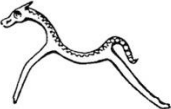
December 2024

- Regulation 14 consultation finished 18th December, all comments sent to ONH for consideration in the final submission draft.

November 2024

- Silchester PC accepted the draft Neighbourhood Plan and draft Design code as suitable for the Regulation 14 consultation. Regulation 14 consultation commenced on 6th November with a total of 83 statutory and non-statutory consultees receiving invitations to comment.
- The consultees were all advised of the Regulation 14 consultation by email. A copy of the email sent which gave details of the Regulation 14 consultation is shown in Appendix G. An identical email was sent to all statutory consultees on 6 November 2024.

- The Regulation 14 consultation was also publicised via the Parish Council website, where it could be viewed, as well as publicised in the parish newsletter and with numerous posters on the village notice boards situated around the parish.



SILCHESTER PARISH COUNCIL
 Member of the Hampshire Association of Local Councils
 Clerk: Chris Gunnell, 22 Church Road, Pamber Heath, Tadley,
 Hampshire, RG26 3DZ
 Email: clerk@silchester-pc.gov.uk Tel: 07470 809086

AGENDA FOR MEETING

Councillors are hereby summoned to attend, and members of the public and press are invited to attend the next meeting of Silchester Parish Council, to be held on:

Date: Monday 4th November 2024 Time: 7.30pm

Place: Silchester Village Hall – Club Room

- 1 General Announcements**
This meeting is being audio recorded by the Clerk for his personal use in drafting the minutes after which the recording will be deleted. No other video or audio recording of the meeting is permitted without the prior written agreement of Silchester Parish Council.
- 2 Apologies for Absence**
- 3 To receive Declarations of Interest**
- 4 Parish Magazine article author for September – Cllr Austin**
- 5 Open Forum** – To hear matters raised by members of the public, or Councillors with a prejudicial interest either on agenda items, or for future consultation. (a maximum period of 20 minutes only)
(NB for non- agenda items Members of the Council are not permitted to respond, except to ask questions for clarification)
- 6 Minutes of the Last Parish Council Meeting**
6.1 To approve and sign the minutes of the Monthly meeting of 7th October 2024
- 7 Scheme of Delegation – Approval of actions taken by the Clerk following e-mail comments requested from Parish Councillors**
7.1 None
- 8 Matters Arising and Not Appearing Elsewhere on the Agenda**
8.1 Review of Action Tracker
- 9 Planning**
9.1 To discuss and comment on Planning Applications received by the Clerk prior to the Parish Council meeting date
9.2 BDBC Local Plan - Update
9.3 Neighbourhood Plan - To consider/accept the current draft of the Neighbourhood Plan and associated Design Code as suitable to proceed with the Regulation 14 consultation
9.4 South East Tactical Gun Range Enforcement - Update
- 10 Parish Environment and Maintenance**
10.1 Silchester Trail Information Boards – Update
10.2 Sustainable Silchester – Update
10.3 Bench refurbishment for resident memorial – Update
10.4 Clearance of Hartleys footpath alongside Flex Ditch - Update

Copy of agenda for meeting to approve Regulation 14 Consultation

October 2024

- First draft of Silchester NP received from ONH. Reviewed by Steering Team and comments returned to ONH to upgrade draft.
- First draft of Design Code received from AECOM, reviewed by Steering Team and ONH and comments sent to AECOM for inclusion in the draft.
- Upgrades to both documents received and forwarded to Silchester parish councillors for review.

September 2024

- Second consultation with residents held. Publicised by article in Silchester Magazine, on Silchester PC website and Silchester PC noticeboards. Documents posted on Silchester OC website for review by residents. Open evening on 5th September for residents to see hard copy and discuss with the Steering Team.
- Confirmation received from B&DBC that the Silchester plan requires an SEA but does not require an HRA.
- Outline of Design Code document received from AECOM.
- Agreed by Silchester PC that ONH would be appointed to execute the SEA.
- Meeting between ONH, Steering team and developer, designer and land owner of the proposed development site to determine how aligned all parties are.



Screen Shot of second informal engagement period on parish website.

August 2024

- Walk and drive around village with ONH, AECOM and Steering Team members to scope out Design Code and view proposed development site.

July 2024

- Call for development sites ended. Total of 4 sites put forward, discussion on suitability of these in the Steering Team and with ONH. Agreed that only one of the sites is viable in terms of the locality and Settlement Policy Boundary.
- Grant funding for Design Code approved, AECOM engaged to perform this work.
- Initial Zoom meeting with AECOM, ONH and Steering Team to discuss Design Code.

June 2024

- Call for sites published in Silchester Magazine, posted on the Silchester PC website and on the Silchester PC noticeboards.
- Grant funding agreed by Locality to complete the project.
- Slide pack of policies received from ONH for second residents consultation



May 2024

- There have been 14 policy areas identified for inclusion in the plan, leads for all of these policies have been selected and the work of gathering evidence for them is beginning.
- There will be a call for sites for the development which we have to meet in order to comply with the B&D local plan, this will be published in the parish magazine and also on the Silchester Facebook page.
- Scoping document received from ONH and reviewed by team.
- Meeting with ONH to review residents survey and provide them data for the scoping document.
- Call for sites for development drafted and prepared for publication.

March 2024

- First survey closed and responses collated. Received 82 responses giving a response rate of over 20%.
- Collated responses forwarded to ONH for their review and comment.

February 2024

- Grant funding documentation completed following the initial approval, funding expected to be received week ending 9th February.
- Phone discussion with Matt Jennings (ONH) on project plan and administration issues.
- Document for the first survey of the village residents completed by the Steering Team. Printing of the document arranged and the document distributed to all homes in the village.

January 2024

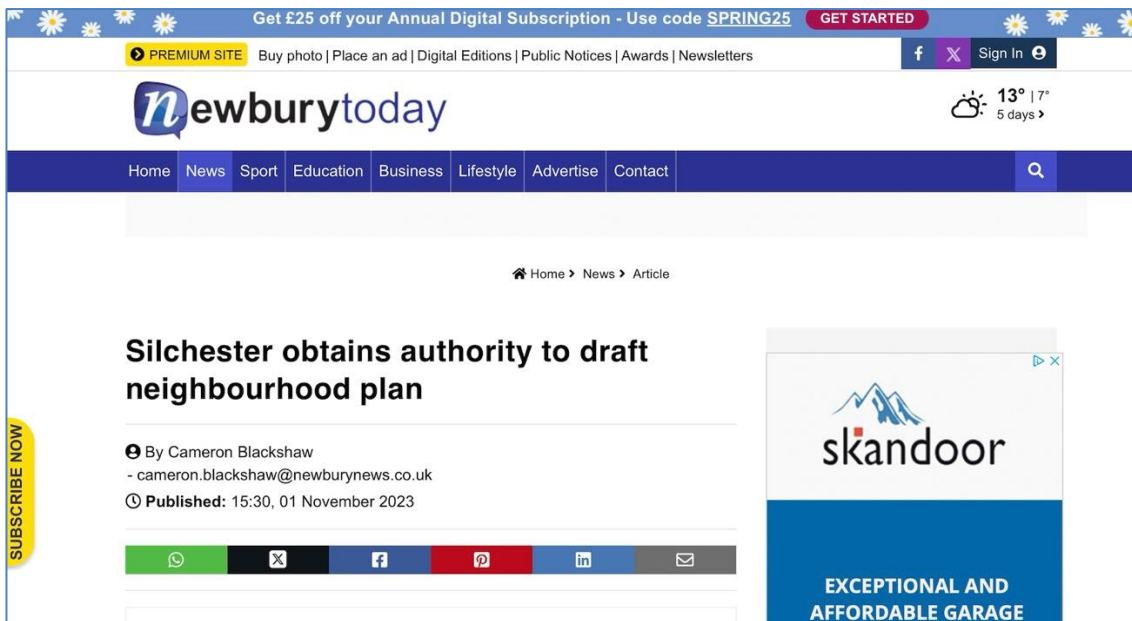
- Grant funding approved by Locality for the work to be done in financial year 2023/4.
- Meeting of steering team to prepare first survey of village set for 8th February.
- Confirmed to ONH they are appointed as consultant, advised them funding approved.
- Quotation received from O'Neil Homer (ONH) for the work which could be completed by end of financial year, for discussion by Council 8 January
- Steering team meeting being arranged for January 2024 to discuss the questions to be included in the first survey of residents and the best way to get optimum response from the survey.
- Application for grant funding to cover current financial year started.

December 2023

- Article prepared for Parish magazine outlining the NP program, benefits and what is being done.
- Committee meeting 14th December with O'Neil Homer (ONH) (consultant) to understand their experience and how they can help with the plan development. Committee proposed to recommend ONH as the project consultant to the Parish Council
- Work on application for grant continuing.

November 2023

- Meeting with Jess Wells at BDBC to get the council view of the process and get advice on how to proceed.
- Kick off meeting with steering team on 8th November, general outline of process and expectations.
- Meeting with steering team and Richard Carrow from Kingsclere parish on 14th November to get the views from a parish which has done a very successful NP
- Meeting planned for 14th December between steering team and O'Neil Homer, the recommended consultant for the process.
- Draft terms of reference prepared for PC approval.
- Start made on application for funding for the process.



Local Press Article on Neighbourhood Plan

October 2023

- Approval received from B&DBC to proceed with the neighbourhood plan, map showing the Silchester Parish area provided by B&DBC. See Appendix A

September 2023

- Application for Neighbourhood Plan submitted to B&DBC

July 2023

- Report tabled in Silchester PC meeting outlining recommended consultant and expected costs of the process.

May 2023

- Councillor Wright appointed by Silchester PC to lead the Steering Team in the preparation of the Silchester NP.

April 2023

- Silchester PC resolved to begin the neighbourhood plan process.
- Article written for May 2023 Silchester Magazine to note that the neighbourhood plan process is to begin and outlining the benefits of having a neighbourhood plan in place.

March 2023

- Zoom meeting between councillors from Echinswell parish and Silchester parish to discuss the process and seek advice on moving forward

Public and Stakeholder Consultation

2.3 The Neighbourhood Plan Steering Group has been keen to ensure that the plan provides local residents with a voice as to how their community should grow and be sustainable, whilst continuing to be the strong and vibrant community that exists today.

2.4 Engaging with the community included:

- Holding local events

- Regular updates in the Silchester Magazine
- Inviting local groups and organisations to comment
- Paper surveys
- Regular Steering Team Meetings
- Posting minutes of Steering Team on Silchester PC website
- Regular updates to the Parish Council
- Face to face meetings with B&DBC

using the following communication channels:

- Parish Council Website
- Local media – Silchester Magazine, published 11 times a year and subscribed to by most residents of the village and some neighbouring villages.
- Flyers/Posters on noticeboards, there are 5 boards in prominent locations throughout the village.
-
- Email (Statutory and non statutory Consultees)
- Parish Council Meetings

2.5 The Steering Group’s approach to community engagement can be broadly summarised as shown below:

April 2023	December 2023 to November 2024	February 2024	September 2024	November to December 2024
Residents advised that the PC has agreed to develop an NP	Monthly updates in Silchester Magazine, minutes of Steering Team meetings published on PC website	Residents survey delivered to all residents in village	Second consultation with residents to review proposed policies	Regulation 14 consultation advised to all village residents

2.6 In April 2023 the Parish Council agreed to develop a Neighbourhood Development Plan as the way of positively engaging with planning bodies and developers. The Parish Council set up a Steering Group made up of Parish Councillors and local residents, including local landowners. The Steering Team prepared the first survey of the residents to determine the vision of the residents for the future development of the village with assistance from ONH who provided factual guidance and assisted the Steering Group to understand early concerns and issues in the community. The key points emerging from the survey were:

1. Preservation of the current environment and particularly Silchester Common
2. Maintaining the facilities of the village
3. Providing housing enabling first time buyers, downsizers and independent living to be possible
4. Encouraging sustainability through use of renewable energy and environmentally friendly transportation

2.7 These ideas, including a Draft vision and priorities were tested with the community in a second consultation in September 2024 using the channels listed previously.

2.8 Additionally, the survey highlighted the main issues were:

Housing and development

1. Need for 1,2 and 3-bedroom properties
2. Lack of affordable housing and housing for downsizers

Travel and transport

3. Speeding traffic is a problem
4. People don't feel safe walking or cycling in the Parish

Local Amenities

5. Existing amenities are valued, varied and well used

Green spaces, footpaths and environmental issues

6. Green spaces and footpaths are well used and valued

2.9 The Neighbourhood Plan Steering Group presented the results of the findings Code, to Silchester PC at its regular monthly meetings. Results were provided by way of written reports from the Steering Team and oral comments.

2.10 The engagement process aimed to involve as many local people as possible throughout the various consultation stages so that the Plan was shaped and informed by the views and knowledge of local people and other stakeholders. The Steering Group sought to engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques. The results of activities were fed back to local people and available to read (in both hard copy and via the website) as soon as possible after the consultation events. Publicity of the consultations, minutes of the Steering Team meetings and the results of consultations were all publicised in the Parish magazine, the Parish Council website and on the village noticeboards.

2.11 Throughout the process the Steering Group has also engaged with B&DBC to seek advice and guidance through correspondence and face to face meetings.

Pre-Submission Consultation Process

2.12 The Pre-Submission Plan was published as per the Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation 14 (a), through the channels outlined above (through the parish newsletter, website and posters) and to the list of organisations as per Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation 14 (b) via email – see Appendix C the list of consultees. Copies of the Pre-Submission Plan were sent to B&DBC as per Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation (c).

2.13 The consultation period lasted for 6 weeks, commencing on 6th November 2024. The comments have been reviewed by the Steering Team and ONH and incorporated as

appropriate into the Submission document.

3. PRE-SUBMISSION FEEDBACK SUMMARY

3.1 The Pre-Submission Plan consultation generated comments from a small number of organisations, including B&DBC.

3.2 In most cases the responses were favourable, there was some discussion following the comments from the Office of Nuclear Regulation concerning emergency planning in the event that there was an incident at AWE. The B&DBC response was very detailed and helpful in providing guidance to ensure the compliance of the draft Neighbourhood Plan with the expected changes to the Local Plan currently in development.

3.3 ONH and the Steering Team assessed each of the comments received where a response was required, as a number of responses were that the organisation concerned had no comments or issues. A full copy of the Regulation 14 comments and responses can be found in Appendix F

3.4 The responses were incorporated into the final draft of the Submission document by ONH and reviewed by the Steering Team.

3.5 Following confirmation by the Steering Team, the final draft submission was forwarded to the parish councillors to consider prior to formal presentation at the Council meeting on 3rd March 2025, where it was approved.

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APPENDIX A

16 October 2023

Chris Gunnell
Clerk to the Silchester Parish Council
22 Church Road
Pamber Heath
Tadley
RG26 3DZ

By email only: clerk@silchester-pc.gov.uk

Our ref: Silchester Neighbourhood Plan

Dear Chris,

Designation of Neighbourhood Area - Silchester Parish Neighbourhood Plan

Further to your application to designate the parish of Silchester as a Neighbourhood Area, I am writing to confirm that Basingstoke and Deane Borough Council has approved Silchester Parish Council's application. As such, the whole of the parish is now designated as a Neighbourhood Area under section 61G of the Town and Country Planning Act 1990. The designation follows the Parish boundary.

As per paragraph 6(4) of Schedule 4B of the Town and Country Planning Act 1990 as amended, please accept this letter as confirmation that Silchester Parish Council is the qualifying body for the purposes of the Silchester Neighbourhood Development Plan.

We are also attaching a Neighbourhood Area Decision Notice. As required by Regulation 7 of the Neighbourhood Planning (General) Regulations 2012, we will publish this on the Council's website. I would be grateful if you could also display this Decision Notice in locations where it will be seen by people who live, work and / or carry on business in the Neighbourhood Area.

To support the production of your Neighbourhood Plan there is funding available through the Locality Website. There is a £10,000 grant for any neighbourhood plan and a further £8,000 for additional technical support which can be accessed if you decide to have a design code or site allocations. Information is available on the following website: <https://neighbourhoodplanning.org/>

The Locality website provides a number of useful guides and templates to progress the various stages of your neighbourhood plan, which can be found at the following links: <https://neighbourhoodplanning.org/resources/> ; <https://neighbourhoodplanning.org/toolkits-and-guidance/>

The borough council also has a Neighbourhood Plan Protocol which sets out the key steps of the process and the role of various stakeholders. This can be found at <https://www.basingstoke.gov.uk/neighbourhoodplan>

Support the borough council can provide

The borough council has a duty to support parish council's/ neighbourhood planning groups in the borough throughout all stages of the neighbourhood planning process. Officers from the borough council's Planning Policy Team have extensive experience in Neighbourhood

Planning and are available to assist the parish council/ neighbourhood planning group. Examples of how the Planning Policy Team can provide assistance include:

- Provide guidance on what can and cannot be included in a Neighbourhood Plan.
- Provide guidance on the neighbourhood planning process.
- Explain national and local planning policy guidance and legislation to ensure that the Neighbourhood Plan is compliant and therefore meets the appropriate requirements.
- Review project plans and timeframes.
- Provide examples of local Neighbourhood Plans.
- Review draft versions of your Neighbourhood Plan (acting as a critical friend) and help with policy writing.
- Attend Neighbourhood Planning meetings you may hold.
- Produce maps and other IT support for your Neighbourhood Plan or for use for public consultation/ public exhibitions.
- Provide contact details for key stakeholders.
- Signpost to where you can gain further free advice and guidance.

The council will be pleased to provide further advice and assistance and it is highly recommended that the parish council arranges an inception meeting with the borough council to discuss the process and next steps. Please do contact Jessica Wells via email: Jessica.Wells@basingstoke.gov.uk or telephone 01256 845 450 to arrange a meeting and for any further information.

May I take this opportunity to wish you every success in this endeavour.

Yours sincerely,

Joanne Brombley
Planning Policy Manager

APPENDIX B

Silchester Neighbourhood Plan Steering Team Terms of Reference

Context

- Silchester Parish Council has agreed to draw up a Neighbourhood Plan (NP) to address the future development direction and needs of Silchester parish, conforming to the policies set out in the latest iteration of the Basingstoke & Deane Council (B&DBC) Local Plan, the National Policy Planning Framework (NPPF) and the Localism Act 2011.
- To undertake this task the Parish Council (PC) has directed that a Steering Group (SG) be formed to research and develop an NP for independent examination, community referendum and ultimately adoption by B&DBC as a planning policy document.

Tasks

- Propose a timetable for the project and identify associated costs.
- Identify and recommend to the PC a suitable consultant to guide the SG through the process.
- Establish future housing, business and infrastructure needs of and policies for the Parish, taking into account extant policies, and having regard for wider social, economic and welfare considerations.
- Identify sites for potential development in line with the requirements stipulated in the KP, including sites which may be suitable for further development inside and outside the existing settlement policy boundary.
- Conduct a sustainability assessment to support the NP if deemed necessary, including Strategic Environmental assessments (SEA) or Habitat Regulation assessments (HRA).
- Undertake comprehensive analysis and evidence gathering to support the production of the NP and any decisions arising.
- Apply for funding and manage the delegated costs of the project.
- Present a draft NP to the Silchester Parish Council for ratification.
- Support the Parish Council in taking the plan through independent examination and referendum to final adoption by B&DBC.

Engagement

To achieve the tasks laid out the SG will:

- Engage and consult with the local community as widely as possible to ensure the NP is truly representative of the views and ambitions of the residents.
- Liaise with B&DBC, developers, adjoining parishes and other relevant authorities and organisation to ensure that the plan is effective and realistic.
- Have regard to national policies, and be in conformity with strategic policies of B&DBC, human Rights legislation and other appropriate policies.

Membership

The SG membership will comprise volunteers from the community which may include Parish Councillors.

Reporting

- The SG will report to the PC.
- The PC is responsible for the supervision of the work of the SG and the delivery of the NP.
- The progress of the project is to be noted in the PC meeting minutes and to be accessible to the public via the PC website.

- All publications, consultation and community engagement will be undertaken by or on behalf of the PC with appropriate recognition of the PC's position in all communications associated with the project.

Meetings

- The SG will meet at least every 2 months.
- Records of the meetings and decisions taken are to be retained in written or electronic form and reports made to the PC monthly at the regular PC meeting.

Working Groups

- The SC may establish working groups (WG), made up from volunteers in the local community, to assist in any NP related work. Each WG shall have at least one representative from either the PC or SG.

Finance

- All grants and funding will be applied for and help by the PC. Such funds from whatever source may only be used for NP related activities.
- The SG will submit details of planned expenditure to the PC for approval prior to spending wherever feasible.
- The SG will keep records of all expenditure incurred.

Conduct

- All SG members are expected to abide by the principles and practice of the PC Code of Conduct.
- All SGG members must declare any personal interest which may be perceived as being relevant to any decisions or recommendations made by the SG. These may include membership of an organisation, ownership of interest in land or business or any other matter likely to be relevant to the work of the SG.
- The SG will adhere to the following principles:
 - All members of the SG, any sub groups and any people consulted with will be treated with dignity, respect and courtesy regardless of age, gender, sexual orientation, ethnicity, religion or belief.
 - Equality of access and opportunity will be promoted.
 - Be clear and open when individual roles or interests are in conflict.

Changes to Terms of Reference

These Terms of Reference may be amended with the support of the membership of the SG subject to the approval of the PC.

Dissolution

- The SG will be dissolved once it's tasks have been met and/or when the PC considers it's services are no longer required.
- The NP requires formal review at certain periods, when this is required a new SG will be formed which may or may not include members from the previous SG.

November 2023

SILCHESTER NEIGHBOURHOOD PLAN

Residents Survey – February 2024

The Residents Survey is a key part of the Silchester Plan process. With the information from the survey the Steering Team, together with our consultant will be able to establish working parties to study how to develop the themes which have been provided by the survey and to then draft the first iteration of the Plan.

This is your opportunity to have your say on the future development of the village. The proposed Basingstoke & Deane Local plan notes that there is a requirement for the building of 15 new dwellings in Silchester within or adjacent to the Settlement Policy Boundary by 2039. The requirement is not optional, 15 is the minimum required and we need to determine where this is most effectively done.

The Silchester Plan also provides legal weight to the Parish Council in planning matters, when our Plan is adopted the views of the Parish Council on developments must be taken into account by the Basingstoke & Deane planning authorities and we will have a better chance to reject planning applications which are not suitable for our village or the residents.

COLLECTION OF THE SURVEY

We welcome your view and encourage you to complete the survey and return it at your earliest opportunity. There is a collection box in the entrance foyer to the Village Hall for the completed survey. We will be collating the responses starting from 4th March, please have your completed survey to the collection box before that date.

If you have any questions or issues in getting the completed survey to the collection box, please either email to graham.wright@silchester-pc.gov.uk or call 0783 724 8047.

The Silchester Plan Steering team.

Section 1: Housing

Q1. In your opinion what type of housing and tenure of housing is most in need for Silchester?

Please tick your priority (up to two).	
Affordable housing for first time buyers.	
Housing for rent.	
Housing enabling older people to live independently.	
Housing to meet the needs of growing families.	
Housing to enable residents to downsize.	

Q2. Basingstoke & Deane Borough Council (BDBC) new draft Local Plan mandates 15 new homes for Silchester by 2039 within or adjacent to the Settlement Policy Boundary. In your opinion how many dwellings should be included in the Silchester Neighbourhood Plan?

Please tick your priority (up to two).	
15 (Fifteen) or less	
20 (Twenty)	
25 (Twenty Five)	
30 (Thirty)	
More than 30 (Thirty).	

Q3. With regards to the design of any new housing in Silchester, our neighbourhood plan should emphasise the following mandate:

Please tick your priority (up to two).	
To be in line with the general design of the current housing stock.	
Be of traditional construction.	
Permit more modern building techniques and use of newer types of material.	
Allow for a high degree of architectural freedom.	
Houses to emphasise sustainability and energy usage (Passive House).	

Comments on Housing

Section 2: Environment

Q4. With regards to sustainability, what elements of sustainability should we be focusing on in Silchester?

Please tick your priority (up to two).	
We should encourage the expansion of larger renewable energy generation and storage in the village	
We should encourage the use of solar panels on new and existing houses, even in the conservation area.	
We should encourage the construction of chargers for electric vehicles in public areas of the village.	
We should encourage cycling by residents and visitors	

Q5. With regards to the environment, what is most important to you when considering the impact of new housing?

Please tick your priority (up to two).	
The designation of further public open space provision.	
The protection of local vistas and landscapes important to the village.	
The impact of development on local footpaths.	
The impact of traffic and road	

safety.	
The impact of the demand of local water supply.	
There should be sun shading on areas of the playing field/playground.	
The impact of development on surface water run off/flooding.	

Q6. Silchester Common.

Please tick	Yes	No	N/A
Do you use the common for any purpose?			
Is the common an important feature of Silchester?			
Should any development of the common be considered to encourage further use of it?			

Comments on the Environment

Section 3: Facilities

Q7. With regards to business requirements within the village, what should we be prioritising for employment?

Please tick your priority (up to two).	
Additional light industrial sites.	
Office Space	
Development of employment opportunities.	
Social enterprises (non profit organisations, cooperatives).	
Retail Space	
Expansion of existing business parks	
New business parks	

Does your family use the playground?			
Are there sufficient recreation facilities in the village?			
Are the roads in the village adequate and sufficient for an expansion of the village population?			
Are there sufficient pavements in the village?			

Q6. With regards to Tourism within the village, what would you like to see encouraged in order to support tourism within the village and to stimulate the local economy?

Please tick your priority (up to two).	
Expansion/improvement of existing tourist facilities.	
New tourist attractions.	
Additional pubs/cafes.	
Additional parking.	

Q.10 Village Facilities.

Please tick	Yes	No	N/A
Do you attend any events in the Village Hall?			
Do you plan to make any use of the Sports Pavilion when it reopens?			

Comments on Facilities

APPENDIX D

COLLATION RESULTS OF RESIDENTS SURVEY FEBRUARY - MARCH 2024

Total of 82 surveys completed and returned

SECTION 1 Housing

What type of housing and tenure of housing is most in need

Affordable housing for 1st time buyers	61
Housing for rent	10
Housing enabling older people to live independently	23
Housing to meet the needs of growing families	13
Housing to enable residents to downsize	30

How many houses

15 or less	52
20	14
25	12
30	8
More than 30	6

Housing design

To be in line with current housing stock	35
Be of traditional construction	13
Permit more modern building techniques & materials	30
Allow for a high degree of architectural freedom	5
Emphasise sustainability and energy usage	52

SECTION 2 Environment

What elements of sustainability should we focus on

Should we encourage expansion of larger renewable energy & storage	16
Should we encourage the use of solar panels on new & existing houses even in the conservation area	54
Should we encourage the construction of electric vehicle chargers in public areas	15
Should we encourage cycling by residents & visitors, eg, provide cycle racks and cycle paths	35

Silchester Common

Do you use the common for any purpose	Ye	N	N/
Is the common an important feature of Silchester	s	o	A
	71	6	
	71	1	

Should any development of the common be considered to encourage further use of it	12	56
---	----	----

With regards to the environment, what is most important when considering the impact of new housing

Designaton of further public open spaces	3
Protection of vista and landscapes important to the village	41
Impact of development on local footpaths	18
Impact on traffic and road safety	42
Impact of the demand of local water supply	7
There should be sun shading on areas of the playing field/playground	2
The impact of development on surface water run off/flooding	24

SECTION 3 Facilities

With regards to the business requirements within the village, what should we prioritise for employment

Additional light industrial sites	6
Office space	16
Development of employment opportunities	24
Social enterprises (non profit organisations, cooperatives)	27
Retail space	17
Expansion of existing business parks	21
New business parks	1

With regards to tourism in the village, what woud you like to see encouraged in order to support tourism within the village and stimulate the local economy

Expansion/improvement of existing tourist facilities	42
New tourist attractions	3
Additional pubs/cafes	15
Additional parking	19

	Ye	N	N/
Village facilities	s	o	A
Do you attend any events in the village hall	71	6	
Do you plan to make use of the Sports Pavilion when it reopens	56	16	3
Does your family use the playground	37	21	5
Are there sufficient recreation facilites in the village	46	15	1
Are the roads in the village sufficient and adequate for an expansion of the village population	20	49	1
Are there sufficient pavements in the village	28	45	1

SILCHESTER NEIGHBOURHOOD PLAN

The work on the Neighbourhood Plan has moved along to the stage where a consultation with the village residents is the next step.

The consultation will take place from 2nd September to 23rd September. In this consultation the documents which have been produced to date as the basis for the Plan will be available for your review and comment. Your comments will then be incorporated into the draft Neighbourhood Plan which will then be submitted to Basingstoke & Deane BC for review.

There will be two options for you to access the documents:

- On line at the Silchester Parish Council website (www.silchester-pc.gov.uk)
- In person at an open evening, which will be held in the Village Hall clubroom from 5pm to 8pm on Tuesday 10th September.

Your feedback will be welcome, options for feedback are:

- Email to plan@silchester.org
- Written comments placed in the comments box during the Open Evening
- Written comment addressed to the Neighbourhood Plan Team and deposited in the Village Hall letterbox

Closing date for feedback is Thursday 26th September.

We look forward to your feedback on the work done to date and to seeing you on the 10th September. Tea & coffee provided.

APPENDIX F

FEEDBACK SUMMARY of SECOND INFORMAL CONSULTATION SILCHESTER NEIGHBOURHOOD PLAN

The document is a summary of all the comments received during the course of the second informal consultation (2nd September to 23rd September 2024) by email, in person and via written comments. Each bullet point is the comment received from one individual.

POLICY	COMMENTS
S1 Settlement Boundary	<ul style="list-style-type: none"> Preference for the housing allocation to be a single estate. Randon infilling should be resisted and construction of new buildings in large gardens of rural properties should be resisted. Ribbon developments should be resisted.
S2 Design Code & Guidance	<ul style="list-style-type: none"> Silchester has a wide range of architecture ranging from the 1700's to the present day. Would like continuation of the evolution of design and construction using the latest techniques and designs. Can there be comments on infrastructure for home working such as having rooms of an acceptable size to enable home working and also provision of digital infrastructure enabling modern home working practices.
S3 Locally Important Views	<ul style="list-style-type: none"> No mention of Romans in the text and no photo of Romans in the list of views. Silchester has a wide range of attractive views, not all of which may be able to be preserved long term. The proposed development site seems to avoid impinging too much on landscapes and views.
S4 Retrofitting in Conservation Area	<ul style="list-style-type: none"> Houses need to evolve to meet modern living standards so such evolution should be permitted even in conservation areas. As an example, solar panels change the appearance of a house but not to a detrimental level.
S5 Addressing the Performance Gap	<ul style="list-style-type: none"> Houses need to be built with much better energy saving features. Solar panels should be mandatory possible accompanied by triple glazing and heat pumps with no mains gas connection. I am unsure how much this costs and many builders resist this. It is certainly cheaper to install these features at the build stage rather than retrofitting later.
S6 Housing Mix & Type	<ul style="list-style-type: none"> I certainly support a mix of housing sizes but with more emphasis on smaller houses (2-3 bedroom semi or terraces and maybe a few 1 bed apartments). I don't reject the idea of a few larger houses but we shouldn't repeat the early 1970s expansion of Silchester which was dominated by larger detached houses. Independent living may be an issue for older people in Silchester due to the distance to many services. Unless you can drive, the poor public transport service makes many necessary activities difficult. Reserving plots for self build may be difficult in such a development.
S7 Affordable Housing	<ul style="list-style-type: none"> I don't reject the idea of a few affordable houses for people with a local connection but 12 out of a total build of 15-25! I don't want Silchester to become incestuous and we need to bring new blood into the community. I definitely want more smaller houses but wouldn't wish many of them to be reserved for "locals". The team with B&DBC needs to be very strong about how to place a sort of "covenant" on the development planning permission to ensure that the full mix of 'affordable houses' is actually built and for ever maintained. This matter is the main problem to be faced by the

	<p>landowner and the value their site. If the site is sold and developed by a private house building company they will want to develop the site to make a profit. They can only action this by building houses that have “market value”. The promoters of this site need to consider how the development of this site is to be financed.</p>
S8 Site Allocations	<ul style="list-style-type: none"> • I am delighted that you have identified Plot 1 as the likely location for this development. I have always favoured this location. It is opposite the developed area of the village and can be located outside the conservation area. It would not detract from views or (currently) accessible public open space. I am aware that some have questioned road safety and as a former speedwatch volunteer I am aware of significant speeding along the straight section of Little London Road between Early Lands and the S bend after Hydes Platt. However there are opportunities to improve road safety by realigning Little London Road as part of the development. Instead of a T-junction into the new development why not curve the road to the East, create a mini roundabout and curve the road back to the original alignment. The new development would come off the mini roundabout. This would offer two advantages: traffic would have to slow down for the new alignment and pedestrians from the new development would find it easier to cross the road to get to the current pavement on the west side. (I don't think there is enough space to create a pavement on the east side. • Access to the proposed development site presents challenges due to the poor visibility and speed of vehicles along Little London Rd. If the development proceeds there will need to be considerable thought as to how to have acceptably safe entry to and from the site. Which may require substantial realignment of Little London Rd. • Could the land between Tinkers Square and Sallow Copse be developed for retirement cottages, could the Parish Council gift the land for this purpose. This could be promoted by the Parish Council and the homes sold at a nominal price with the income being used to pay for the removal of the electric pole structure between the Calleva Arms and Village Hall. • Could the agreement not to develop the land south of Early Lands be changed to enable the development of retirement cottages. • The course of the Roman road should be shown on the diagram of the proposed development site. • Estate layout and dwellings design: the vehicle access to the site needs to be well south of that suggested on the plan to ensure that vehicle lines of sight have minimum ingress into the tree belt enclosed in the north Conservation Area parcel. A pedestrian access to the village to be across this area in the far north corner with pedestrian road crossing. Road layout would be best if in small clusters with short cul-de-sacs. Please no open plan, enclosures of housing to be with hedges and much tree planting. The dwelling external designs and materials used to be of much importance- soft and country.
S9 Local Employment	<ul style="list-style-type: none"> • The employment opportunities which exist should be protected if possible.
S10 Connecting the Village	<ul style="list-style-type: none"> • Crossing the road between the Calleva Arms and Village Hall can be challenging at night. • If the development on the proposed site proceeds, it would be beneficial to have a path and cycleway through the development to connect the village with Silchester Farm. • There is mention of cycle paths, these should be cycle ways.

S11 Community Facilities	<ul style="list-style-type: none"> • Current facilities must be sustainable. • The garden facilities adjacent to the Village Hall are Community Vegetable Patches, not allotments.
S12 Education	<ul style="list-style-type: none"> • It would be a great pity to lose the school.
S13 Green Infrastructure	<ul style="list-style-type: none"> • Silchester is blessed with plenty of green spaces and to a large extent these are protected. I would need to give more thought to whether more needs to be done. • The electric pole structure between the Calleva Arma and Village Hall should be removed to improve the southern entrance to the village.

General comments:

- Draft policy documents /statements refer to an area known as the Silchester Village and NOT the whole Silchester Parish. Unfortunately, the 'Village area' is not defined. It needs to be clear that your Neighbourhood plan applies to the area of the parish defined in 2003, by B & D B C as the Settlement Policy Boundary (D4) and the Conservation Area (E3) as in their INSET No 43.(I mentioned this in my email 23.2.24). Can you action this with a plan in the Referendum.

APPENDIX G

The Parish Council website notification of the Regulation 14 consultation is shown below.



The screenshot shows the website for Silchester Parish Council. The header features a green navigation bar with the following links: Home, Parish Council (dropdown), Neighbourhood Plan, Sustainable Silchester, News, Diary, The Parish (dropdown), and Contact. The main content area is titled "Neighbourhood Plan Regulation 14 Consultation" with a sub-date of "6th November 2024". The article text states: "The Neighbourhood Plan Regulation 14 Consultation commenced on 6th November 2024. To access all the documents [click here](#)". A "News" section is visible with a breadcrumb trail: "News > Agenda for Meeting on Monday 4th November 2024". On the right side, there is a "Recent Posts" section listing several items: "Agenda for Meeting on Monday 3rd March 2025 25th February 2025", "Agenda for Meeting on Monday 3rd February 2025 28th January 2025", "Vacancy for Parish Clerk/Responsible Financial Officer 17th January 2025", "Notice of Co-option to fill a Vacancy in Office of Parish Councillor 7th January 2025", and "Agenda for Meeting on Monday 6th January 2025 30th December 2024".

Silchester Parish Council

Home Parish Council ▾ Neighbourhood Plan Sustainable Silchester News Diary The Parish ▾ Contact

Neighbourhood Plan Regulation 14 Consultation

6th November 2024

The Neighbourhood Plan Regulation 14 Consultation commenced on 6th November 2024. To access all the documents [click here](#)

News

< Agenda for Meeting on Monday 4th November 2024

Recent Posts

- [Agenda for Meeting on Monday 3rd March 2025 25th February 2025](#)
- [Agenda for Meeting on Monday 3rd February 2025 28th January 2025](#)
- [Vacancy for Parish Clerk/Responsible Financial Officer 17th January 2025](#)
- [Notice of Co-option to fill a Vacancy in Office of Parish Councillor 7th January 2025](#)
- [Agenda for Meeting on Monday 6th January 2025 30th December 2024](#)

APPENDIX H

The text of the notification of the Regulation 14 consultation is shown below.

SILCHESTER NEIGHBOURHOOD PLAN UPDATE

Following the Parish Council acceptance of the draft Neighbourhood Plan and the draft Design Code, the formal Regulation 14 consultation on the plan was started on 6th November. More than 80 statutory and non statutory have been approached for comments on these drafts.

The consultation ends on 18th December, comments from the village residents are also welcome. The drafts and supporting documents are available on the Parish Council website:

<https://silchester-pc.gov.uk/neighbourhood-plan-reg-14-consultation/>

All comments should be either sent by email to plan@silchester.org or hard copy to:
22 Church Rd
Pamber Heath RG26 3 DZ

Following the closure of the consultation, the comments received will be reviewed for incorporation into the drafts to form the final drafts for submission to Basingstoke and Deane for their review and further comment.

APPENDIX J

Statutory consultees

Relevant Authorities - adjoining local planning authority, county council or parish council

Aldermaston Parish Council
Basingstoke & Deane Local Plan
Basingstoke & Deane Borough Council Planning – Jessica Wells
Bramley Parish Council
East Hampshire District
Hart District Council
Hampshire County Council
Hampshire County Council Local Plan
Mortimer West End Parish Council
Pamber Parish Council
Stratfield Saye Parish Council
Tadley Town Council
Test Valley District Council
West Berkshire Council
Winchester City Council
Wokingham Borough Council

Relevant Authorities – Local Policing Body

Police & Crime Commissioner

Duty to Cooperate

Bracknell Forest Council
Rushmoor Borough Council
Surrey Heath Borough Council
Reading Borough Council
Waverley Borough Council

Additional Duty to Cooperate Bodies

Civil Aviation Authority
Enterprise M3
Hampshire & Isle of Wight Local Nature Partnership
Hampshire Police – Designing Out Crime Officer
Hampshire Police Chief Inspector
Highway Authority
Mayor of London
Ministry of Defence
NHS England
NHS South of England
Office of Rail Regulation
Transport for London

Specific consultation Bodies

English Heritage
Environment Agency
Highways Agency
Homes & Communities Agency
Natural England
Network Rail

Specific Consultation Bodies – Electronic Communications

Mobile UK

Mono Consultants

Specific Consultation Bodies – Health Care

Brambleys Grange for the PCN (North Hampshire Primary Care lead

Hampshire Hospitals Foundation Trust

Hampshire & Isle of Wight Integrated Care Board

NHS Buckinghamshire, Oxford & West Berkshire Integrated Care Board

Public Health Hampshire

Specific Consultation Bodies – Electricity

National Grid

Scottish & Southern Energy

Specific Consultation Bodies – Gas

National Gas Transmission

Southern Gas Networks

Specific Consultation Bodies – Water & Sewage

South East Water

Southern Water

Thames Water

Non statutory consultees

Local Community Groups

Loddon Valley Lions

Silchester Association

Silchester Brownies

Silchester Choir

Silchester Cricket Club

Silchester Football Club

Silchester Guides

Silchester Market

Silchester Methodist Church

Silchester Pavilion

Silchester Phoenix Club

Silchester Players

Silchester School

Silchester Scouts

Silchester Village Hall

St Mary's Church

Local & District Services

Access Basingstoke

Active Travel England

B&D APC (chair@bdaptc.org.uk)

Basingstoke Disability Forum

British Horse Society

Cycle Basingstoke

Forestry Commission

Hampshire Association of Local Councils

Hampshire Fire & Rescue

Home Builders Federation

Natural Basingstoke
Office for Nuclear Regulation
Pamber Forest
Sport England
Transition Basingstoke

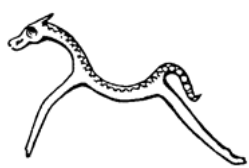
Local Businesses

There are not a large number of businesses in Silchester. In some cases, the business is also a residential dwelling for the owner/manager, such as with the Calleva Arms and Silchester Farm. In most cases, the businesses in Silchester are owned or managed by local residents and these businesses were reached through the initial questionnaire which was delivered to all Silchester homes. Local businesses were also informed of the progress on the Neighbourhood Plan and the various stages of the process in the same manner as the residents of the village.

APPENDIX K

The text below was sent as an email to all statutory and non-statutory consultees on 6th November 2024. The email included an auto request for the recipient to confirm receipt of the email and also to confirm when the email had been read by the recipient.

Advice that the Regulation 14 consultation had begun was included in the Parish magazine, on the village noticeboards and on the Parish Council website.



SILCHESTER PARISH COUNCIL

6 November 2024

Dear Consultee,

The Neighbourhood Planning (General) Regulations (2012) - Notification of Regulation 14 Public Consultation

You are receiving this email as your organisation has been identified as a Consultee for the proposed Silchester Neighbourhood Plan.

Silchester Parish Council has now reached the pre-submission stage of the Silchester Neighbourhood Plan, and we are pleased to make the document available for consultation from Wednesday 6th November until Wednesday 18th December 2024.

Details of the Pre-Submission Silchester Neighbourhood Plan can be viewed on our web site at: <https://silchester-pc.gov.uk/neighbourhood-plan/> The Reg 14 section contains the Neighbourhood Plan documentation and supporting documents. The key documents are the Silchester Neighbourhood Plan Pre submission draft V5 and the draft design code, document 241022 Silchester DDC draft. The remaining documents are the supporting documents.

In addition, printed copies will be available for viewing on request. Should you require a printed copy of any documents, please request via email to plan@silchester.org

We invite you to make comments or raise any queries on the Silchester Neighbourhood Plan. Please do so by email to plan@silchester.org by the deadline of Wednesday 18th December 2024

If you wish to communicate in writing, please do so to Silchester Neighbourhood Plan at the following address:

22 Church Rd
Pamber Heath RG26 3DZ

Your consultation responses will be used to inform the final version of the Silchester Neighbourhood Plan. Please note it is not possible to accept anonymous representations. Any comments received after the 18th December 2024 cannot be accepted.

Please note, the details of all respondents will be held on a database maintained by the Silchester Parish Council. The database will be used solely for matters relating to the Neighbourhood Plan.

Yours sincerely,

Cllr Graham Wright
On behalf of the Silchester Neighbourhood Plan Steering Group.

Cllr Graham Wright

APPENDIX L

SILCHESTER NEIGHBOURHOOD PLAN

REGULATION 14 ANALYSIS NOTE OF REPRESENTATIONS MADE BY STATUTORY CONSULTEES AND OTHER INTERESTED PARTIES.

JANUARY 2025

1. Introduction

1.1 This note summarises the representations made by the statutory bodies on the Pre-Submission version of the Silchester Neighbourhood Plan (SNP) during its 'Regulation 14' consultation period which ran from the 6th November to the 18th December 2024. It concludes by recommending main modifications to the SNP so that it may be submitted to the local planning authority, Basingstoke and Deane Borough Council (C), to arrange for its examination and referendum. This note also includes any comments made by members of the community and other interested parties.

2. Representations

2.1 Representations have been received from:

- Office of the Nuclear Regulator.
- Hampshire County Council
- Historic England
- Sport England
- National Gas
- National Grid
- National Highways
- Thames Water
- West Berkshire Council (Emergency Planning)
- Shorewood Homes

2.2 The other statutory consultees (as provided by Basingstoke and Deane Borough Council and listed in the supporting Consultation Statement) were consulted but none have made representations. It is noted that neighbouring Pamber Parish Council reviewed the draft plan but noted in the minutes of their Full Council meeting on the 11th November that they had no comments to make.

The Sport England, National Gas, National Highways, National Grid and Historic England representations, (indicated in blue above) raised no specific issues on the SNP.

3. Analysis

The representations include suggested modifications to the policies and supporting text of the document. This note focuses only on those of greater substance as all those referencing editorial updates can be addressed by the group in finalising the document.

3.1 Thames Water have indicated that *"The Neighbourhood Plan should seek to ensure that there is adequate wastewater [and water supply] infrastructure to serve all new development. Thames Water therefore recommends that developers engage with them at the earliest opportunity (in line with paragraph 26 of the revised NPPF) to establish the following:*

- *The developments demand for Sewage/Wastewater Treatment and network infrastructure both on and off site and can it be met; and*

- *The surface water drainage requirements and flood risk of the development both on and off site and can it be met.*

The LPA have noted that Thames Water made very similar representations in response to the Regulation 18 consultation, and it is proposed that the Local Plan Update be amended to include the suggested wording. As such, it is felt that a new policy is not required to respond to this in the SNP, however, supporting text could be added to accommodate their response as follows:

“It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.”

And

“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.”

3.2 The representation from the Office of Nuclear Regulation requested confirmation:

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

Basingstoke and Deane BC confirmed that the adopted Local Plan policy SS7 allows development where the Off Site Nuclear Plan can accommodate the needs of the population in the event of an emergency. This means that all development proposals within the consultation zones that trigger consultation with the Office for Nuclear Regulation will be considered in line with the ONR in relation to the proposed use, the scale of development proposed, the location of the development and the impact of the development on the functioning of the emergency plan through appropriate consultation with the multi agencies who have duties under Radiation (Emergency Preparedness and Public Information) Regulations.

3.3 West Berkshire Emergency Planning Team (the relevant emergency planners) were also sent the comments and they responded as follows:

The Silchester Neighbourhood Plan geographic area is outside the Detailed Emergency Planning Zone (DEPZ) for AWE Aldermaston. Atomic Weapons Establishment (AWE) - West Berkshire Council. As a result, there are less limiting factors relating to any development.

It should be noted however that the DEPZ may increase or decrease as a result of activities on the AWE site and /or changes in legislation/guidance.

In addition, should there be any development close to the boundary of the existing DEPZ then as a result of the REPIR 2019 legislation and the criteria for determining the DEPZ it may be that the DEPZ would increase. Therefore, on considering any development a clear and substantial buffer should be maintained with the existing DEPZ at that time and any new development.

Positively it is noted however that the adjacent land is restricted in planning development terms due to the SSSI/SINC status of Silchester Common.

It should be noted however that Silchester Parish is within the Outline Planning Zone (OPZ) so any significant development would be taken into account and the criteria as set out by the regulators, the

Office for Nuclear Regulation should be considered. The details are detailed on their [website](#).

Finally, it would be useful to have reflected in the Neighbourhood Plan the existence of the DEPZ and indeed the OPZ to ensure awareness by the community.

As there is a clear and substantial buffer in place, the only action arising is to add supporting text within the SNP to note the above to raise awareness.

3.5 Hampshire County Council were supportive of the NP and their full comments are set out in the consultation statement. They included a number of helpful links which could be added to the supporting text. Specifically in their role as the Highway Authority it was noted that they:

have no objection to the siting of the 25 prospective dwellings on Little London Road as proposed in Policy SIL8. Moreover, the integration of Healthy Streets principles within the aspiration under 'Policy SIL 10: Connecting the Village' are welcomed and supported. None of transport schemes listed within the 'Local Infrastructure Scheme' for CIL funds to be potentially spent on would be ruled out in principle by the County Council but would be subject to review at an appropriate time.

3.6 The developer for the single residential proposed site allocation, Shorewood Homes, submitted a detailed response to the Reg 14 giving overall support the Neighbourhood Plan, but object or comment to the following policies:

- SIL5 object – modifications sought.
- SIL6 object – modifications sought.
- SIL8 support with modifications.
- SIL2 comments – modifications sought

3.7 In summary, they recommend a reduction in the policy wording for SIL5 due to the absence of a Neighbourhood Plan Viability Assessment to assess the financial impact to achieve some of these energy efficiency requirements. The SG have confirmed that they are very keen to see this policy progressed without amendment as it has successfully passed examination at Ringwood despite no accompanying viability statement.

3.8 SIL6 requests definition of smaller dwellings with reasoned justification. The justification comes from a combination of local housing need data for affordable homes provided by Basingstoke and Deane and current housing stock data for the parish provided through census. This illustrates the current imbalance in housing stock, supported by the community desire to see more smaller homes to enable young people who grew up in the village and young families to live in Silchester and support its facilities, creating a more balanced community. The definition of smaller housing is 1 - 3 bedrooms. This can be added to the policy wording alongside the justification.

3.9 In reference to SIL6, they have commented "*Part B says all proposals should be delivered as accessible and adaptable in accordance with M4(2) and M4(3). However, it must be clarified what percentage is sought. It is not reasonable to expect all dwellings to be M4(3). Development plans elsewhere seek a percentage, e.g. 5% of properties to be M4(3)*". In response, the policy does not say M4(2) and M4(3) it says M4(2) or M4(3) and as such, the policy allows flexibility for the percentage of M4(3) to be delivered to reflect the emerging Local Plan policy and updates to Building Regulations. Therefore it is not proposed to make any alteration to this policy wording.

3.10 SIL8 A number of comments have been made by the developer in respect of SIL8 which will be considered alongside the comments from the LPA in a meeting with the Landscape and Heritage Officers in mid-January to consider issues raised by the LPA. The comments included an amendment to the policy

wording to up to 26 dwellings to reflect the layout for 25 and one additional self-build plot and the removal of policies wording which they feel duplicates policies elsewhere in the Plan.

3.11 Finally they note that Policy SIL2 must be amended to reflect flexibility. It is recommended that this be accommodated in line with the comments from the LPA (see table below)

3.12 Basingstoke and Deane Borough Council provided a detailed and helpful submission. Overall, they are supportive of the SNP and its policies. A helpful table of minor grammar errors and suggested amendments to presentation were suggested which will be addressed in the submission version of the Plan.

3.13 A number of comments were also made in respect of the draft Design Code and Guidance. These have been passed to consultants AECOM who are preparing this document to incorporate as appropriate in the final version.

3.13 Overall, the LPA considers the plan is well written and it has a clear structure but has suggested a number of instances of further clarification which are set out in the table below. They have also indicated that subject to the resolution of a number of detailed issues highlighted in the comments, the LPA considers that the draft modified Plan is in general conformity with the strategic policies of the Development Plan (the Adopted Local Plan 2011-2029).

3.14 The LPA suggested a follow up meeting with officers from Landscaping, Heritage and Policy to further discuss the details raised in their submission, with a focus on the proposed site allocation. It was noted *“Whilst the inclusion of a site allocation is strongly supported, several concerns relating to heritage and landscape impacts have been highlighted. It must be demonstrated that the proposed site allocation and its yield are suitable and so more information is required”* A meeting was arranged in mid-January and as such, the further comments from the LPA are appended to this document.

3.15 Finally, the LPA have requested that the submission neighbourhood plan should be supported by an Equalities Impact Assessment (undertaken by the Neighbourhood Plan Group) which provides an analysis of the equality implications of the potential implementation of policies and what impact this may have on different equality groups. ONH will liaise with the SG over the production of this document.

Section/ Policy	Issue	SNP Response
Paragraph 1.8	Paragraph 1.8 Refers to screening opinion being issued in August 2024. This version was a draft subject to comments from the statutory bodies. The paragraph should be amended to state that screening opinion was issued in October 2024.	Text to be updated.
Vision and Objectives	The vision and main objective refer to “preserving and enhancing our valued landscapes...” but this overarching objective doesn’t seem to flow into the list of sub objectives or be reflected in detail in any of the planning policies. Policy SIL3 Locally Important Views refers to landscape but there seems to be no connection with the supporting evidence base document.	Suggest text amended as follows: “ <i>preserve and enhance our valued rural setting</i> ” as “valued landscape” is noted as having a particular definition in planning policy terms and the vision relates more to the tranquil setting of the village.
Vision and Objectives	Suggest that point 1 of the sub objectives which refers to design is more aspirational. Rather than wanting to just ‘manage’ design quality, suggest it is revised to say, “To ensure development is well-designed and responds positively to the character of the local area.”	Suggested text amended.
Paragraph 5.13 and 5.17	Paragraphs 5.13 and 5.17 mentions a Silchester Village Appraisal from 2007. This reference should be amended to refer to the correct name of the document which is the Silchester Village Design Statement (2007).	Suggested text amended
Policy SIL1 Silchester Settlement Boundary	<p>The policy seeks to define a settlement policy boundary for Silchester. This is strongly supported in principle. The SPB boundary aligns with the boundary contained within the emerging Local Plan.</p> <p>However, the policy references paragraph 84 of the NPPF in respect of what development may take place outside of the settlement boundary. But paragraph 84 only applies to isolated homes in the countryside.</p> <p>A wider range of planning uses, and development may take place in the countryside in accordance with both national and local policy as set out in policy SS6 of the Adopted Local Plan. I will also be important to clarify whether the policy only applies to housing.</p>	<p>SG remain concerned that residential homes are being built in unsustainable locations outside the village in the countryside, where the applicant is citing existing small clusters/ribbons of development to justify that they are not “isolated” and therefore not contrary to SS6.</p> <p>Suggested amendment to policy wording as follows:</p> <p>A) Development proposals within the defined settlement boundary will be supported, provided</p>

Section/ Policy	Issue	SNP Response
		<p>they accord with policies of the development plan.</p> <p>B) Development proposals outside of the defined settlement boundary will only be supported where they are appropriate to a countryside setting, such as :</p> <ul style="list-style-type: none"> i) where they encourage agricultural, horticultural and forestry enterprises and farm diversification projects where this would be consistent with maintaining and enhancing the environment; ii) keep existing employment sites, and encourage improvements and redevelopments that will help maintain and enhance the environment, and contribute to local distinctiveness; (iii) support local business development through the conversion of existing buildings, with particular encouragement of enterprises that have little adverse environmental impacts (e.g. design/research activities); <p>C) Small scale residential developments (up to 4 units) and rural exception sites will be permitted where they are responding to an identified local need, and, the proposal does not result in the development of isolated homes in the countryside, unless one or more of the following circumstances apply:</p> <ul style="list-style-type: none"> a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside; b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

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		<p>c) the development would re-use redundant or disused buildings and enhance its immediate setting;</p> <p>d) the development would involve the subdivision of an existing residential building; or</p> <p>e) the design is of exceptional quality, in that it:</p> <p>i) is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and</p> <p>ii) would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.</p>
Policy SIL2 Design Code	<p>The policy seeks to achieve well-designed places reflecting local character and design preferences.</p> <p>Suggest review consistency in how the Silchester Design Code is referred to. Policy SIL2 refers to a Design Code as does the reference to Appendix A in the Contents page. But the actual document in Appendix A calls itself the Silchester Design Guidance and Codes (note this is a plural codes rather than a singular code). Either the references in the Neighbourhood Plan or the references in Appendix A itself should be altered to ensure consistency.</p>	SIL2 renamed Silchester Design Guidance and Codes.
Policy SIL2 Design Code	<p>The policy could be amended so the message is more simply expressed.</p> <p>Suggested policy wording provided below:</p> <p>“Development proposals must be well-designed and must respond positively to the character of the local area. To achieve this, development proposals must have regard to the design guidance set out in the Silchester Design Code attached as Appendix A. The design, scale and appearance of development proposals must be relevant to their location and must preserve the significance of the conservation area and respect the rural character of the wider parish”.</p>	SIL2 Policy wording updated as suggested, however it is recommended that “full regard” is more appropriate in reference to the Design Codes and Guidance

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Policy SIL2 Design Guidance and Codes	<p>NPPF paragraph 134 states that design guides and codes are supplementary planning documents and not policy documents.</p> <p>Therefore, policy SIL2 should refer to the need to have regard to this document, rather than accord with it. This would be in line with the approach taken by examiners in relation to other Plans (e.g. Ecchinswell, Sydmonton and Bishops Green NP).</p> <p>It is noted that the SNP refers in paragraph 5.11 to the Design Code carrying full weight in decision making and that it is not supplementary guidance. This needs to be updated to reflect the planning weight of design codes. Recognising the above aspiration, could the policy be strengthened by picking out particular design requirements and elevating them into the policy?</p> <p>Care should also be taken to ensure the Design Code does not set requirements that go beyond policy SIL2.</p>	<p>We would disagree with the interpretation of Para 134 which states:</p> <p><i>“Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan <u>or</u> as supplementary planning documents.”</i></p> <p>This Design Guidance and Codes is being prepared as part of the Neighbourhood Plan and therefore is a policy document rather than an SPD. Therefore “picking out” certain design requirements to elevate them is not required.</p>
Policy SIL3 Locally Important Views	<p>The policy identifies Locally Important Views. The supporting text (5.14) states that the policy has been developed to identify locally important vistas and landscapes to sit alongside the emerging Local Plan Update which seeks to designate a number of Valued Landscapes, one of which falls within the western part of the parish. The evidence base for the SNP includes a report titled ‘Silchester Valued Landscape July 2024’ which considers the findings of the Basingstoke and Deane Valued Landscapes Study and the Conservation Area Appraisal.</p> <p>Whilst the approach to identifying views is supported the views identified in Appendix B are fairly limited as they are predominantly rural views and there are numerous views within the heart of the settlement which could also be included such as views in, around and across the Common, junction of Pamber Road and Whistlers Lane, up and down Little London Road.</p> <p>Paragraph 5.17 of the SNP states that the views identified in the village design appraisal (2007) and Conservation Area Appraisal (2003) have been reviewed</p>	<p>Policy has been revisited and expanded to include further views identified within the Conservation Area Appraisal and Village Design Statement. The photographs will be updated to illustrate the direction of the view to support the text.</p>

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	<p>to choose the finest examples. This effectively reduces the number of views identified and misses the opportunity to include those views identified in the Conservation Area Appraisal in the Neighbourhood Plan. It is recommended that the views noted in the Conservation Area Appraisal are assessed and considered for inclusion. Furthermore, it is recommended that the NP evidence base related to the local landscape is considered further to specifically identify the relevant landscape characteristics in the area.</p> <p>The neighbourhood planning group should also consider identifying both views and vistas as per the Conservation Area Appraisal.</p>	
Policy SIL3 Locally Important Views	Criteria B could be more positively worded to refer to opportunities to better reveal locally important views instead of not supporting proposals which would have adverse impacts	<p>Suggest amending policy wording to be more positively worded whilst retaining the intention of the policy as follows:</p> <p><i>The Neighbourhood Plan identifies Important Views on the Policies Map. Development proposals should preserve or enhance the local character of the landscape and through their design, height and massing should recognise and respond positively to the various Important Views. Proposals which deliver opportunities to better reveal locally important views will be supported.</i></p>
Policy SIL3 Locally Important Views	To aid future decision makers and improve the clarity of the plan, the graphics should include directional arrows and photographs in both (or numerous) directions where appropriate to provide more clarity.	The photographs in the appendix will be updated to include arrows to improve clarity.
Policy SIL4 Retrofitting in the conservation area	If the aim of this policy is to provide guidance on energy efficiency and combatting climate change it could apply to all buildings in the parish rather than just those in the Conservation Area. If more detailed guidance is of benefit for the Conservation Area, then this could be included as a separate criterion within the policy.	The policy worded in its current form on the basis that retrofitting outside of the CA is unlikely to need planning permission, hence why it is quite a narrow policy. SIL5 covers new development.

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<p>Policy SIL4 Retrofitting in the conservation area</p>	<p>The policy supports proposals which would result in ‘considerable improvements’ but does not provide any indication of what would be considered ‘considerable’, how it can be demonstrated, by who and over what time period.</p> <p>It also refers to improvements to the ‘general suitability, condition and longevity of existing buildings’. It is not clear what these terms mean. It also implies that existing buildings will not have such a long life without alteration. How will this be quantified?</p> <p>The policy text and paragraph 5.20 refer to ‘heritage preservation’ which isn’t a term used in national or local legislation, policy or guidance. Consider using alternative wording.</p> <p>Paragraph 5.19 refers to ‘deep retrofitting’. It would be helpful if this term was defined in the plan .</p> <p>Paragraph 5.20 refers to 20% of total UK carbon emissions coming from existing homes – the source of this data could usefully be included.</p> <p>Paragraph 5.21 refers applicants to the methodology set out in the ‘Architects Climate Action Network Climate Emergency Conservation Area Toolkit (2023). This is not adopted guidance and appears to be produced by a lobbyist group. If a link to guidance is desired, it should be from an official source such as Historic England’s Advice Note 18 – “Adapting Historic Buildings for Energy and Carbon Efficiency”</p>	<p>Supporting Text could be updated.</p>
<p>Policy SIL5 Addressing the performance gap</p>	<p>The council declared a Climate Emergency declaration in 2019 and supports the principle of minimising greenhouse emissions from new development. The council’s Regulation 18 Local Plan includes ambitious policies to require new homes to be built to extremely high energy efficiency standards and to reach a net zero operational energy balance.</p> <p>The policy sets a requirement (in criterion C) to minimise energy use through layout, orientation etc. The council strongly supports this approach as the first</p>	<p>Policy title changed to Energy Efficiency - however, the policy simply seeks to ensure that buildings operate as promised in the design stages, whichever standard is promised, so addressing the performance gap should be understood.</p> <p>We would note that other LPAs, such as Milton</p>

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	<p>step in reducing carbon emissions in the energy hierarchy (as set out in LPU policy ENV11).</p> <p>Criterion D then requires applicants to provide a statement evaluating the building’s operational energy use, and criterion A (caveated by B) then requires the completed building to be tested to ensure it performs as predicted. Whilst it is appreciated that this would make the applicant think more about energy use, the policy does not (and should not) set any specific building performance standards, so it is unclear why they should need to be calculated or tested. It is therefore suggested that criteria D, A and B should be deleted.</p> <p>It is suggested that the policy title is reviewed as the ‘performance gap’ isn’t terminology which all readers will be familiar with. An alternative title referring to energy efficiency may be more appropriate.</p>	<p>Keynes, already operate post-occupancy evaluation.</p> <p>The policy as written did not seek the use of a particular standard but released Passivhaus schemes from the requirement for post-occupancy evaluation as they do not fail in this way.</p> <p>It is intended to incentivise, not require, higher standards, hence it releases Passivhaus schemes from post-occupancy evaluation. Following a subsequent discussion with the Principal Policy Officer at B&DBC to explain the wording of the policy and to explain it does not set any specific building performance standards and coupled with a lack of evidence from B& DBC to show that there is no performance gap issue, it is recommended that there is no reason to delete D, A and B.</p> <p>Whilst the developer has raised concern that the policy could only be retained if accompanied by a viability assessment, the SG have confirmed this policy is extremely important to them to remain in the SNP in its entirety, citing the policy was approved in the Ringwood NP. As such, for the reasons stated above the policy is recommended to remain, It is noted that whilst the Ringwood Policy, which includes reference a “Climate Change Statement”, the words “Sustainability Statement” are used here to reflect the emerging Local Plan wording.</p>

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Policy SIL6 Housing Mix and Type	<p>The policy provides for a mix of dwelling types and sizes to meet local needs.</p> <p>The policy refers to smaller dwellings comprising more than 50% of the total in schemes over 5 dwellings.</p> <p>To aid the future decision maker, it would be helpful to define what the policy considers to be a smaller dwelling and to clarify whether it is 'More than 50%' or '50% or more'</p>	<p>ONH to update policy wording to avoid ambiguity</p> <p><i>To achieve this objective, provision should be made for smaller dwellings (1 bedroom - 3 bedroom) which should comprise 50% or more of the total, in schemes of five or more dwellings.</i></p>
Policy SIL7 Affordable Housing	<p>The policy sets out the approach to affordable housing. Criterion A refers to requiring development of 11 or more dwellings to provide on-site Affordable Housing. The NPPF para 65 states that affordable housing should only be sought on major developments (10+ dwellings or site over 0.5ha) except in designated rural areas. This is not a Designated Rural Areas, so it is unclear how 5dw/1000sqm threshold is justified or has regard to national policy, or why it otherwise refers to 11+ (rather than 10+).</p> <p>Criterion B states that the mix should be determined by Registered Providers rather than the Local Planning Authority (LPA) in consultation with Registered Providers.</p> <p>Criterion C. The Allocations scheme applied by the LPA already give local priority.</p>	<p>ONH to update policy wording in A) in line with local plan update to SPD to state:</p> <p><i>A) Proposals for housing developments of 5 or more dwellings on sites of more than 0.5 ha and all developments of 10 or more dwellings, must deliver on site a minimum of 40% affordable housing.</i></p> <p>Criterion B reflects the current difficulty in securing local RPs and therefore gives flexibility to enable them to set the mix depending on the prevailing circumstances at the time of application to give the best opportunity for an RP to be secured. This element of the policy is therefore to remain unaltered.</p> <p>Criterion C - the SG are keen to see this retained as there is an evidenced local need for affordable housing and the wording strengthens the current LPA allocation scheme by including within policy</p>

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		wording. This element of the policy is therefore to remain unaltered.
Policy SIL8 Site Allocation	<p>As explained in paragraph 3.7 of the SNP, the emerging Local Plan proposes to create a settlement boundary at Silchester and has indicated that the village should also seek to identify 15 dwellings over the plan period to 2040. Given the likely increase in housing requirement across the borough arising from the revised National Planning Policy Framework and standard method calculations, the Silchester Neighbourhood Plan states that it is taking a pragmatic approach in seeking to allocate a single site which is modestly in excess of this number.</p> <p>Whilst the inclusion of a site allocation to meet identified needs is strongly supported in principle, further detail concerning the site assessment process is required to ensure that all options have been identified and assessed.</p> <p>Furthermore, limited detail is provided within the draft neighbourhood plan, and it is advised that plans/diagrams are included to set out the key principles which will need to be followed on the site, either within the body of the document or as an appendix. The policy could be accompanied by a Concept Plan which shows parameters for how the site could be developed.</p> <p>Of particular concern are the potential heritage and landscape impacts which cannot be assessed fully without more detail.</p> <p>The draft allocation proposes development of the southern part of the site for housing and the retention of an open space in the north of the site. It is understood that this arrangement is to reduce the impact of the development on the conservation area to the north. This disposition of buildings within the allocation site would result in the development having a poor relationship to the existing built-up area of Silchester as the housing would be surrounded on 3 sides by open space. This scheme would not be a rounding-off or simple extension of the existing built-up area. More detailed comments relating to heritage and landscape impacts are set out below.</p>	<p>The SNP response to the issues in respect of heritage, landscaping and yield are detailed after this table, made after a follow up meeting and subsequent response from the LPA, however in referencing the B&D Settlement Study, it is noted that :</p> <p><i>Although Silchester has some environmental sensitivities, these are not so fundamental as to suggest suitable sites could not be found. It would therefore be necessary for the neighbourhood planning group to explore all possible options through the neighbourhood planning process.</i></p> <p>The site allocation report sets out how this process has taken place, supported by the SEA.</p> <p>In respect of the concern over the open space and it resulting in a “poor relationship” with the existing built up area; this space is designed to be seen and used as a functioning part of the village, just like the common at the centre of the built up area. It is also noted that the development at Early Lands, on the other side of the road to the proposed site is also surrounded by open space. It is the nature of the settlement and its constraints and designations which prevent the identification of appropriately sized in-fill sites to meet the requirements of the policy.</p> <p>However, given the comments, the SNP will look</p>

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	<p><u>Heritage:</u> The site is formed partially from land within the Silchester Conservation Area, and partially within its setting. Development of the site would therefore directly affect the character and appearance of the Conservation Area and also its setting. The site is also in the wider setting of the listed buildings of Silchester House and Culhams Farm, although there is unlikely to be an adverse impact upon the latter. Impact upon the setting, and thus significance of the Grade II listed Silchester House may occur, but this could potentially be mitigated by design. However, part of the Conservation Area's significance is drawn from its setting. As the Conservation Area Appraisal notes.</p> <p>The Conservation Area Appraisal also refers to an important vista across the site, and an important view towards the pond from Little London Road, of which the site would form the wider aspect.</p> <p>As part of the Conservation Area's significance – the defining character and appearance – is drawn from the setting, of which SIL008 forms part, the development of the site would have an adverse effect upon this character and appearance leading to harm to the significance of the designated heritage asset. The neighbourhood plan will need to consider this issue further and provide further evidence as to why the allocation is acceptable.</p> <p><u>Landscape:</u> Silchester has a rural character, and housing densities which relate to this. Any housing development should be sympathetic to this prevailing character, and there are concerns about whether 25 dwellings on a site of this size, with the constraints it possesses, could be developed without being at odds with this, looking and feeling too dense, with gardens and open spaces that are too small to contribute positively. The neighbourhood plan will need to consider this issue further and provide further evidence.</p>	<p>to reconsider the drawing of the settlement policy boundary, using the methodology employed by B&DBC which seeks to exclude public open spaces from the SPB, to exclude the open space to the north of the site.</p>

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	<p>Given the sensitivities of the site, a Landscape and Visual Impact Assessment would need to be provided to support any application coming forward for the site, and this should be written in to the policy.</p> <p>In summary, there is potential harm to conservation and landscape assets and to the character of the settlement pattern. The Neighbourhood Plan will need to demonstrate that an allocation of 25 dwellings can be suitably accommodated. Could less of an impact on environmental assets (such as the conservation area, the countryside and the settlement pattern) be achieved through a lower yield? Evidence should also be supplied to justify why this site is preferred over other sites.</p>	
Policy SIL8 Site Allocation	<p>Policy SIL8 should reflect the current biodiversity interest onsite and ensure impacts are appropriately avoided, mitigated and/or compensated. The site lies within a red and amber Great Crested Newts zone. Additionally, the site is identified on the ecological network opportunity map for lowland dry acid grassland priority habitat and Biodiversity Net Gain proposals should seek to create or restore this habitat where possible. A statutory 10% BNG will be required. The policy should refer to the GI policy (SIL13) to ensure consistency with how the GI network will be protected and enhanced.</p>	<p>SIL8 biodiversity policy wording updated as follows: <i>A biodiversity strategy is prepared that responds to policy SIL13, to ensure protection and enhancement of the GI network including the identification of the site on the ecological network opportunity map as a lowland dry acid grassland priority habitat and a red/amber zone for Great Crested Newts.</i></p> <p>Given that the 10%BNG is statutory, this can be omitted from the policy wording to avoid repetition.</p>
Policy SIL9 Local Employment	<p>The policy seeks to protect existing employment areas from change of use.</p> <p>Criterion A refers to intensification of employment uses on identified sites and refers specifically to residential amenity. Whilst it is recognised that residential amenity is a relevant issue, this may not be the only issue and the policy could be widened out to include other relevant issues.</p> <p>Criterion B should relate to preventing the loss of the local employment rather than preventing new residential; development which could support viability in some circumstances.</p>	<p>ONH to update mapping in relation to Silchester Farm</p> <p>Policy wording for A, new B & C (was B) suggested to be updated as follows:</p> <p><i>A. Proposals for the intensification of employment uses on these identified sites will be supported, provided they incorporate uses which will be compatible with existing uses in adjacent land and protect the setting of any heritage</i></p>

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	<p>The Silchester Farm Local Employment Site has a designation on the Policies Map which appears to extend over some fields to the north of the existing buildings. Suggest considering whether this designation is drawn in to exclude these fields to avoid allowing new employment buildings being developed on these fields and thereby harming the landscape.</p>	<p><i>assets or landscape designations in close proximity to the site,</i></p> <p><i>B. Proposals should also be supported by a transport assessment in accordance with the development plan to manage satisfactorily its traffic effects on the road network and to encourage and enable improvements to sustainable transport methods.</i></p> <p><i>C. Proposals that require planning permission for the change of use of land or premises which result in the loss of local employment will not be supported in any circumstance, unless it can be demonstrated that this the employment use will be re-provided elsewhere within the parish.</i></p>
<p>Policy SIL10 Connecting the village</p>	<p>The policy seeks to encourage sustainable travel through active travel and utilisation of public transport.</p> <p>The extent to which this policy is seeking to secure future alterations and improvements to the public highway (inc. the Public Rights of Way network) as opposed to other routes that may fall outside of the public highway is unclear. Given that alterations to the public highway can only be undertaken in agreement with the Local Highways Authority, it is suggested that the drafting of this policy and the supporting text is revised to address this.</p> <p>Unfortunately, due to the low resolution of the Policies Map, the alignment of the existing public highway network (inc. the Public Rights of Way network) is unclear. Therefore, it is suggested that this is clarified (as appropriate) via an appendix or inset map.</p>	<p>Inset map now included.</p> <p>Criteria A & B4 wording updated to clarify terminology.</p>

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	<p>With respect to Criteria A, the reference to ‘pavements’ may lead to some confusion (esp. given the additional reference to ‘walking routes.’), as from a highway engineering perspective the term ‘pavement’ normally relates to walking routes along the side of the road. Therefore, it may be more appropriate to use alternative wording such as “... including the creation of safe and suitable links to the existing footway, footpaths and walking routes” or similar.</p> <p>With respect to Criteria B 4), it would be more appropriate to state “...new development should be designed to contain vehicle speeds together with other suitable measures to prioritise walking and cycling” or similar.</p>	
Policy SIL11 Community Facilities	<p>The policy seeks to safeguard existing community facilities and contains a list of such facilities. Some of these are also employment uses and listed in policy SIL9. Should a planning application be submitted relating to one of the listed sites, how would the two policies work together, and which would apply? Further information and clarity would aid future decision makers.</p> <p>Criteria A refers to the ‘harm’ to the community facility. How is harm defined in this context? Further clarity would improve the usability of the Plan,</p> <p>The last sentence of Criteria B explains what is meant by the term improvements. This clarification could be moved to the supporting text?</p>	<p>Many planning applications will need to comply with more than one policy within the SNP. However, it is suggested the policy is clarified to expressly state that both policies apply where a community facility is also an employment site.</p> <p>In A we are comfortable that the use of the word “harm” is an established definition, however, the words “community value of an asset” has been added to assist in clarity.</p>
Policy SIL12 Education	The policy seeks to safeguard the school for education uses. As the school is also covered by SIL11 (community facilities), is its expansion/diversification already supported through policy SL11? If so, is this policy required?	SG and the community are keen to see the School highlighted in a standalone policy, given its critical importance to community cohesion. Given the duplication with SIL11, it will be removed from SIL11 leaving SIL12 unaltered.
Policy SIL13 Green Infrastructure	<p>The purpose of this policy is to promote ecological connectivity, outdoor recreation and sustainable movement through the identification of a green infrastructure network.</p> <p>The green infrastructure map accompanying the policy should have a map</p>	<p>A new A) has been added as follows: <i>New development will be required to demonstrate how it protect and enhance these features under current legislation, national and local policy, and secure a minimum 10% net gain for biodiversity in line with the statutory framework for Biodiversity Net Gain (BNG).</i></p>

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	<p>number. It identifies the network opportunities; however, the key should be amended as it is unclear what the different designations are e.g “core statutory” “core non statutory” “broad habitats”. Furthermore, this policy could go further or be split into two policies to cover biodiversity and nature conservation by clearly identifying the designated sites within the parish including SSSI and SINC’s, and other features of nature conservation interest including irreplaceable habitat (ancient woodland, and ancient and veteran trees), section 41 priority habitats and also opportunity areas identified on the Hampshire ecological network mapping. It could also refer to protected and notable species and how new development should ensure populations are protected and enhanced. The NP could also refer to the great crested newt impact zones and the council’s new district licence scheme. Such a policy should set out how new development will protect and enhance these features under relevant legislation, national and local policy, and secure a minimum 10% net gain for biodiversity in line with the statutory framework for Biodiversity Net Gain (BNG).</p> <p>The Plan should refer to the forthcoming Hampshire Local Nature Recovery Strategy and ensuring new development and opportunities for land management projects/initiatives align with that once published.</p>	<p>The policy is currently unable to include policy wording around the opportunities for land management projects and initiatives set out in the Hampshire Local Nature Recovery Strategy (LNRS) where applicable. As at the date of finalising the submission version of the SNP, there is still no LNRS draft out for consultation and as such the final document is some way from being published. As such, the policy is not able to state support for a document which does not yet exist.</p>
Implementation and Monitoring	<p>Paragraph 6.1 refers to the Parish Council monitoring the effectiveness of the policies. The Local Planning Authority monitors the implementation of Neighbourhood Plan policies, once adopted, through the Authority Monitoring Report which is published in December each year. This report is prepared in consultation with relevant parish council each year. This paragraph could usefully refer to this.</p> <p>With respect to paragraph 6.4, which refers to local infrastructure improvements it is suggested that the final sentence, includes the following wording “... in accordance with the CIL Regulations” or similar.</p>	<p>Wording updated.</p>
Policies Maps and Insets	<p>It’s not always clear what parcel of land is referred to by which number in a circle. Examples could be the yellow 3, 8 and 9. Suggest, for the sake of clarity, that most of these circles have an arrow attached to them which reaches out to the parcel.</p>	<p>The number is directly over the top of the location or building. Where is isn’t an arrow is used. Therefore additional arrows would not assist.</p>

FURTHER COMMENTS FROM THE LPA

The following comments were received from the LPA in response to the follow up meeting held with officers in January.

Thank you for attending the meeting last week to discuss the council's comments on the Silchester Neighbourhood Plan Regulation 14 consultation. It was helpful to understand the intended approach to responding to the representations made by the LPA and others.

The LPA recognises that much work has gone into the development of a detailed plan with extensive community involvement and the inclusion of the SPB and site allocation to meet identified needs are strongly supported in principle. This approach is in line with the emerging Local Plan which includes an SPB for the village and a housing requirement of 15 dwellings.

This housing requirement is derived from the Settlement Study which forms part of the Local Plan Update evidence base. Following an assessment of the sustainability of settlements the study tests the housing requirement against environmental constraints and the availability of potential sites. It is therefore expected that the Neighbourhood Plan will allocate a site/sites to deliver 15 dwellings unless it can be robustly demonstrated that there are no suitable sites available.

As we discussed when we met, whilst the inclusion of a site allocation to meet identified needs is strongly supported in principle the LPA have particular concerns relating to the potential heritage and landscape impacts associated with the proposed allocation. I've expanded below on the specific areas of concern.

Site selection: Having reviewed the site selection report, the LPA recommends that further detail concerning the site assessment process is included setting out details of the call for sites publicity and expanding upon the reasons why the alternative options are not considered suitable. It would also be helpful to reflect on the SEA process and if other reasonable alternatives were considered and how this has informed the final site selection.

Yield: The LPA has concerns that it has not been demonstrated, to a satisfactory extent, that the housing allocation site is capable of accommodating the stated dwelling capacity of 20 to 25 dwellings. As we discussed, there are considerable concerns relating to the landscape and heritage impacts of the proposals and it is not clear from the evidence presented that a housing capacity assessment has adequately taken account of these constraints.

The Silchester Neighbourhood Plan states that it is seeking to take a pragmatic approach by allocating a site which is in excess of the 15 dwellings required given the increased housing requirement across the borough arising from the revised National Planning Policy Framework. Whilst it is recognised that future proofing is sensible, this approach should be balanced against the impacts of development in this location and it's possible that a lower yield of 15 dwellings may help to mitigate the heritage and landscape impacts.

Furthermore, whilst it is possible that in due course the housing requirement for each settlement may increase this will be determined by an update to the Settlement Study and this study takes account of constraints, site availability and other factors in determining relevant housing requirements for each settlement. Without prejudicing the results, the settlement study may conclude that given the environmental constraints and availability of sites that no uplift is required for Silchester.

Ultimately the approach to delivering the housing requirement is for the Neighbourhood Planning

Group and community to determine, albeit you must be satisfied that it can be demonstrated that the Basic Conditions have been met. However, it would be helpful if you could provide further evidence illustrating how the site layout and yield responds to the heritage and landscape constraints and the LPA would welcome the opportunity to review concept plans or site layout ideas which deliver 15 dwellings on the site.

With regards to the remainder of the Neighbourhood Plan policies and the draft Reg14 report, I see that the comments made by the LPA are being addressed. I note that Thames Water suggest policy wording relating to waste water, Thames Water made very similar representations in response to the Regulation 18 consultation, and it is proposed that the Local Plan Update be amended to include the suggested wording.

Response by SNP

Following the meeting with B&D in mid-January with officers from Planning Policy, Heritage and Landscaping, both the SG and Parish Council have agreed that the site allocation policy will remain with the originally proposed number (25 + 1 self-build plot). This is on the basis that B&D have stated that the *“inclusion of a site allocation to meet identified need is strongly supported in principle”*.

The consultant has agreed to update the site allocations report to further make clear that *“all options have been identified and assessed”* but given the only response to the B&D call for sites were the site which has been selected and a site for 13 residential caravans, a significant distance outside of the village, and the only additional sites coming forward from the SNP call for sites were discounted for either not being available, on common land or too small (capacity of 1 or 2 dwellings) it is difficult to adduce further evidence.

The developer has agreed to provide further material to add to the evidence base to address the concerns raised by the LPA in respect of the yield through the inclusion of a layout plan showing a development of 15 + 1(inc. self-build plot) It has been confirmed that a smaller quantum on site would not alter the developable area and thus the reduction in number is thought to only have a negligible effect on any heritage and landscaping impacts. They have also agreed to provide further evidence in respect of addressing heritage and landscape impacts on the proposed site. This is a proportionate response keeping in mind that this is an allocation policy and this time and not a planning application, which would be required, as per the policy wording, to provide appropriate assessments on a number of areas including heritage and landscape and visual impact.

Most importantly, the SG and Parish Council have confirmed they would have concerns at the reduction of the number given it would adversely impact the quantum of affordable housing to be delivered on the site. Affordable housing is a key driver of the SNP and seeking to ensure the village continues to provide appropriate homes for local people and young families who need more affordable and/or smaller home ownership and rental options to enable them to come back to the village or indeed to remain in the village, is very important. The last development to bring forward affordable housing for the village was over 20 years ago in 2002 (Early Lands) 10 dwellings)

Providing more affordable housing options and smaller open market homes is seen as they best way to keep the village sustainable and vibrant and able to support local community facilities and services and support the social and economic fabric of the parish including support for the local pub and primary school. The current requirement is for 12 and the currently proposed yield would deliver 10 plus a self-build plot. Reducing the allocation to 15 would reduce the affordable housing to 6, only half of the evidenced need, which was not felt to be acceptable.

Local community representations.

One response was received by a local resident as a member of (and Secretary for) the Parochial Church Council for St Mary the Virgin, Silchester. The response requested clarification in the wording of section 2.13 as it was felt that the average house price was misleading when compared elsewhere and appeared artificially high.

Section 2.14. and; (a) 5.13 Policy SIL11 Community Facilities; (b) Policies Maps & Insets, Silchester Neighbourhood Plan Policies Map - October 2024; and (c) in Appendix C - Community Facilities) - the name used in the draft is "Mission Church" and should be renamed "Parish Rooms"..

Updated wording was also supplied for Appendix C:

4. Conclusions & Recommendations

4.1 The representations are generally supportive of the SNP and, with some modifications as detailed above, it is considered that it can proceed to the Regulation 15 submission stage without further consultations.

5. Next steps

The group will need to update the supporting text where appropriate to reflect both the statutory consultee responses and community responses.

The group will need to then consider if it is comfortable with the proposed policy wording changes and discuss with ONH the updating of the submission version of the SNP/ Once all amendments/updates have been made then ONH will update the Policies Map.

The group will then need to finalise their Consultation Statement.

Once the submission version of the SNP Plan is ready, ONH will also prepare the completed Basic Conditions Statement and the Parish Council will need to approve its submission version of the Plan to send to Basingstoke and Deane Borough Council for the Regulation 15 and 16 process.