

**Silchester Neighbourhood Plan**

**Submission (Regulation 16) Consultation  
Representations**

**01 July 2025**

## Jessica Wells

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**From:** Victoria Corrigan  
**Sent:** 24 June 2025 17:44  
**To:** Local Plan  
**Cc:** Jessica Wells  
**Subject:** Silchester Reg 16 - LPA response  
**Attachments:** Appendix 1 Response from LPA to Sil PC.docx; Appendix 2 Silchester NP Area.pdf

To the Policy Team

Please find attached the final LPA response to the Silchester Regulation 16 consultation, which ends on Monday 30 June at 5pm. The LPA response comprises of a) Appendix 1 – response from the LPA and b) Appendix 2 – Silchester NP area.

Kind regards

Victoria

**Victoria Corrigan**  
**Senior Planning Policy Officer**  
**Basingstoke and Deane Borough Council**

## Appendix 1: Response from the LPA to the Silchester Neighbourhood Plan (Regulation 16)

### Detailed Assessment of the Silchester Neighbourhood Plan and Supporting Documentation

These comments provide a detailed assessment of the Silchester Neighbourhood Plan (SILNP) in relation to the ‘basic conditions’ requirements. This includes an assessment of how the Plan would operate in practice once it is ‘made’, as it is important to ensure that the SIL NP can be implemented in a manner which delivers on the objectives of the document. Annex A to this response sets out some additional minor/factual observations.

In most cases, the objective and intent of the draft policies is supported, but the suggestions are aimed at ensuring that the policies achieve the objective for which they are intended. Rather than review each policy in detail, the comments only address those policies where the LPA has identified specific issues which it considers need to be addressed.

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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.		Amend text to refer to correct date SEA/HRA screening opinion was issued.	Met.  The wording has been updated, which now states that the final version of the screening opinion was issued in October 2024.
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		Consider whether the plan addresses the identified vision and main objective to preserve and enhance valued landscapes.	Met.  The wording within the main objective has been amended to state “preserve and enhance our valued rural setting”. It is understood that the vision relates more to the tranquil setting of the

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	landscape but there seems to be no connection with the supporting evidence base document.			village, which is referred to within the updated supporting text at paragraph 5.17 of Policy SIL3 (Locally Important Views).
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."		Consider whether the objective relating to design could be more aspirational.	Met.  The suggested wording for sub objective point 1 has been included.
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).		Amend text to refer to the Silchester Village Design Statement (2007).	Met.  The wording has been updated within both paragraphs to refer to the correct document.
Policy SIL1 Silchester Settlement Boundary	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.	The PPG states that policies should be in general conformity with strategic policies in Local Plans. PPG states: A policy in a neighbourhood plan should be	Suggest that this policy is reviewed, that the paragraph 84 references are removed, and reference is made to more general planning policy principles which apply to the	Partially Met.  As suggested, reference to paragraph 84 of the NPPF has been removed from Policy SIL1. The policy wording has been updated to clarify that development proposals outside of the settlement boundary will only be supported

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	<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. It will also be important to clarify whether the policy only applies to housing.</p>	<p>drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.</p>	<p>countryside. Also need to clarify if the policy only applies to housing. The policy criteria should capture the development that will be accepted in the countryside.</p> <p>Commensurate amendments to the supporting text should also be made.</p>	<p>where “they are appropriate to a countryside setting”, which now relates to a wider range of planning uses and not just housing.</p> <p>It is assumed that criteria B) relates to non-residential proposals and so this should be stated within the policy. Criterion B should be amended as follows:  “Development proposals for economic uses outside of the defined settlement policy boundary will be supported where they:”</p> <p>Criteria B i) should include reference to proposals being for “small scale new businesses, provided it is not an isolated location” to align with EP4 and to ensure the policy does not permit large scale developments in isolated locations.</p> <p>With regards to criteria C, this appears to water down the approach to the wording of Adopted Local Plan (ALP) Policy SS6 (New Housing in the Countryside) with regards to up to</p>

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				<p>4 dwellings (new criterion c). The proposed wording “identified local need” differs from “locally agreed need” within the ALP. This raises some concern that applicants/developers could state an identified need as opposed to one that is locally agreed. It is suggested that the policy wording for SIL1 is amended to more closely align with ALP Policy SS6.</p> <p>Furthermore, Criteria C relates only to ‘small scale residential development’ (up to 4 units) and rural exception sites. Policy SS6 permits proposals on PDL and the re-use of buildings of any scale.</p> <p>In addition it is not clear how the criteria would work as it says small scale residential will be permitted “<u>unless</u> one or more of the following circumstances apply:...”. The circumstances listed below don’t seem to be reliant on the development being small scale or rural exception site and would be</p>

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				<p>permitted in the countryside in line with SS6.</p> <p>The supporting text should also be updated to refer to other forms of development besides housing and as previously advised, paragraph 84 references within the supporting text should be removed.</p> <p>It is noted that supporting text paragraph 5.9 has been updated to refer to supporting the 'VeloCity' approach to rural development. This term should be defined within the supporting text.</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</p>		Amend text to ensure consistency in how the Design Code is referenced.	<p>Not Met.</p> <p>Policy SIL2, including the title, has been amended to refer to the Silchester Design Guidance and Codes (previously the policy referred to Silchester Design Code). However, this remains inconsistent with the updated Design Code title which has been renamed as 'Silchester Design Code', which suggests it is a singular code.</p>

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	<p>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>			<p>It is suggested that the policy itself (including the title and supporting text) are updated to refer to the 'Silchester Design Code'. Reference to 'Westbury' at paragraph 5.11 should also be replaced with 'Silchester'.</p>
<p>Policy SIL2 Design Code</p>	<p>The policy could be amended so the message is more simply expressed. Suggested policy wording provided below:</p> <p><i>“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”.</i></p>		<p>Consider amending text as suggested to aid clarity.</p>	<p>Partially Met.</p> <p>The wording within Policy SIL2 has been amended to reflect the suggested wording from the LPA.</p> <p>The updated policy wording now refers to having “full regard” to the Design Guidance and Codes, which is not considered to be a concern.</p> <p>As mentioned in the previous comment, reference to the 'Design Code' in the policy and supporting text must be consistent with the title of the Design Code supporting document.</p>

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<p>Policy SIL2 Design Code</p>	<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 SILNP 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>Paragraph 129 in the NPPF states that design codes should be prepared as part of a plan or as supplementary planning documents, in order to carry weight in decision making.</p>	<p>Consider amending text as suggested and removing the need to accord with the design code. Its status as guidance should also be reflected. Also consider including wording which elevates particular design requirements into the policy.</p>	<p>Partially Met.</p> <p>The policy wording has been updated to state that development proposals must have “full regard” to the Silchester Design Guidance and Codes rather than accord with it.</p> <p>Notwithstanding this, paragraph 5.11 should be updated to reflect paragraph 134 of the NPPF and should not refer to the Design Code as carrying ‘full weight’.</p>

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	Care should also be taken to ensure the Design Code does not set requirements that go beyond policy SIL2.			
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 SILNP 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</p>	PPG states that proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies.	Revisit the evidence base and consider identification of other views as set out in the CAA.	<p>Met.</p> <p>It is acknowledged that four additional views have been identified and incorporated within Appendix B of Policy SIL3. The additional views from within the settlement include:</p> <ul style="list-style-type: none"> <li>• View 10 (Silchester Common from the footpath off Pamber Road);</li> <li>• View 11 (Holly Lane from Little London Road) and;</li> <li>• View 12 (The Flex Ditch viewed from the north).</li> </ul> <p>View 12 is a southerly facing view along Little London Road.</p> <p>The fourth view (View 5 – Northern side of the Roman Town looking south) is an additional rural view looking in a southerly direction.</p>

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	<p>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 SILNP states that the views identified in the village design appraisal (2007) and Conservation Area Appraisal (2003) have been reviewed 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>Regarding the LPAs second recommendation, paragraph 5.17 of Policy SIL3 has been updated to highlight the fact that the Silchester Village Design Statement (2007) has been used as the 'starting point for this policy' and no longer refers to selecting only a few examples.</p> <p>Views in the CAA have therefore been assessed and considered for inclusion within Appendix B.</p>

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	The neighbourhood planning group should also consider identifying both views and vistas as per the Conservation Area Appraisal.			
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	NPPF (paragraph 16) refers to Plans being positively prepared.	Amend policy text to be more positively worded whilst retaining the intention of the policy.	Met.  The suggested wording has been included.
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.	PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.	Consider whether the suggested change could be incorporated to improve clarity.	Met.  Appendix B has been updated to incorporate directional arrows for each of the individual views. The arrows show where the view is from and where they are looking towards.
Policy SIL4 Retrofitting in the conservati on 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	PPG refers to policies being clear, unambiguous and drafted so they are concise, precise and supported by	The Neighbourhood Planning group could consider an expanded single policy with a specific part related to heritage assets.	Not Met.  Paragraph 5.20 of the supporting text is a new paragraph explaining how it is difficult to make energy

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	<p>detailed guidance is of benefit for the Conservation Area, then this could be included as a separate criterion within the policy.</p>	<p>appropriate evidence.</p>		<p>improvements in the Conservation Area.</p> <p>The policy itself still specifically relates to retrofitting existing buildings in Conservation Areas. If sustainability is of such importance as to require a policy then it should be a broader policy encouraging support outside of the Conservation Area with a separate criterion on Conservation Areas. The supporting text also refers to listed buildings but there is no mention of listed buildings in the policy.</p>
<p>Policy SIL4 Retrofitting in the conservati on 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</p>	<p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications</p>	<p>Consider whether the suggested changes concerning the terminology and how compliance with the policy will be demonstrated. could be incorporated.</p>	<p>Partially met.</p> <p>The policy still refers to ‘considerable improvements’ without defining this term. Similarly, the policy still does not explain what is meant by improvements to the ‘general suitability, condition and longevity of existing buildings’.</p> <p>The previous wording within para 5.20 which referred to ‘heritage</p>

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	<p>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</p>			<p>‘preservation’ has been reworded as suggested.</p> <p>Para 5.19 does now provide an explanation of what is meant by ‘deep retrofitting’ and para 5.21 (previously para 5.20) has provided a source for the data on UK carbon emissions, as was previously recommended.</p> <p>The LPA previously recommended that any guidance should be from an official source, such as Historic England’s advice note, which has now been included at para 5.22. However, as previously suggested, it is recommended that reference to ACAN is removed from the supporting text for the reasons set out in the LPA response.</p> <p>Overall, there is concern that the policy does not meet the NPPF tests and the great weight to be given to heritage matters or the statutory duty within the Planning (Listed Buildings &amp; Conservation Areas) Act 1990 to ‘preserve or</p>

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	<p>should be from an official source such as Historic England’s Advice Note 18 – “Adapting Historic Buildings for Energy and Carbon Efficiency”</p>			<p>enhance’ heritage assets. Reference to simply balancing matters relevant to heritage would not meet the NPPF tests or the statutory duty; the policy gives significant weight to sustainability but no reference to the NPPF and statutory tests relevant to heritage assets.</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 step in reducing carbon emissions in the energy hierarchy (as set out in LPU policy ENV11).</p>	<p>PPG refers to policies being clear, unambiguous and drafted so they are concise, precise and supported by appropriate evidence.</p>	<p>Consider deleting some of the policy criteria to bring in line with national policy and guidance and to ensure the policy can be effectively used.</p>	<p>Not met.</p> <p>The Policy has been renamed as Policy SIL5: Energy Efficiency, as recommended by the LPA. Except for amendments to the policy title and additional detail added to criterion D regarding the sustainability statement, the policy wording remains unchanged.</p> <p>It is recognised that the policy does not set a specific energy performance standard, and criterion C seeks to ensure buildings are ‘Zero Carbon Ready’ by design which means ‘making spatial decisions on layout and orientation of buildings at the outset to maximise the passive</p>

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	<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>design benefits'. This is supported, and it is suggested that the policy is reordered so this is the principal requirement. It would be reasonable to require this to be demonstrated as part of any application.</p> <p>However, criterion D requires opportunities to reduce the building's Energy Use Intensity to be maximised in accordance with the energy hierarchy. It is noted that the energy hierarchy is not explicitly set out in the Cotswold document (or the NP), but the general understanding of this term (as reflected by the draft Local Plan Update) is that after passive design, the next stage is to maximise fabric efficiency and specify efficient building systems. There is therefore concern that the requirement for this opportunity to be <i>maximised</i> inherently drives a fabric performance standard in excess of Building Regulations, without being clear to the decision maker</p>

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				<p>precisely what performance standard is required. This has not been viability tested (so it is not clear whether it would compromise the viability of sustainable development in the Parish), and would be in conflict with Written Ministerial Statement of 13 December 2023.</p> <p>It is noted that a similar requirement for opportunities to reduce the EUI to be maximised was removed by the examiner from the Burghclere Neighbourhood Plan Policy B6, made in 2023 (<a href="#">Submission Plan</a>, <a href="#">Examiner's Report</a>, <a href="#">Made Plan</a>).</p> <p>If the scope of the policy is limited to passive design, there would be no need for the Post Occupancy Evaluation Report (criterion A). There are also practical concerns about the requirement to close the performance gap once the home is occupied (and the developer is no longer on site). Policies cannot require actions of</p>

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				<p>the LPA with regards to imposition of specific conditions and post approval testing.</p> <p>It is recognised that similar requirements for Whole Life Cycle Assessments were removed by the examiner from Policy ESG16 in the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan (<a href="#">Submission Plan</a>, <a href="#">Examiner's Report</a>, <a href="#">Made Plan</a>).</p>
<p>Policy SIL6 Housing Mix and Type</p>	<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>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications</p>	<p>Define the terms used more precisely to ensure the policy is clear and unambiguous.</p>	<p>Met.</p> <p>The policy has been updated to clarify that the term 'smaller dwellings' relates to dwellings with 1 to 3 bedrooms and that it is '50% or more'.</p>

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<p>Policy SIL7 Affordable Housing</p>	<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>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications</p>	<p>Consider updating the policy to ensure it is compliant with national and local planning policy relating to affordable housing.</p>	<p>Partially Met.</p> <p>The wording for criterion A) has been amended to remain in accordance with national policy (10+ dwellings or site over 0.5ha).</p> <p>However, the LPA comment for criterion B) has not been addressed. Silchester Parish Council's response within the consultation statement states that criterion B) reflects the current difficulty in securing local Registered Providers and therefore provides flexibility in determining the mix depending on the prevailing circumstances at the time. Notwithstanding this, the mix of units would be determined by the council based on evidence of locally identified housing need and in conversation with the councils housing team. The council would need to be party to and feed into discussions on housing mix and therefore, this should be reflected in the policy wording.</p>

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				<p>Criterion C) also remains unchanged in relation to local priority because the Parish Council are of the view that the current wording strengthens the current LPA allocation scheme.</p> <p>As previously suggested, it is considered that criteria B) and C) should be amended in line with the LPA comments.</p> <p>It is also recommended that the policy reflects the council's preference for social rented housing over affordable rent where viably possible.</p>
Policy SIL8 Site Allocation	<p>As explained in paragraph 3.7 of the SILNP, 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.</p> <p>Given the likely increase in housing requirement across the borough arising from the revised National Planning Policy Framework and</p>	<p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining</p>	<p>Further evidence is required to support the allocation as currently set out, particularly focusing on heritage and landscape impact, to address raised concerns. The council would welcome a discussion on this element of the plan.</p>	<p>Not Met</p> <p>The main change to this policy is that the proposed site yield has increased from "up to 25 dwellings" to "up to 26 dwellings" to accommodate an additional self-build dwelling.</p> <p>The indicative housing requirement provided by the LPA for the parish is 15 dwellings.</p>

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	<p>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>planning applications</p>		<p>As the LPA stated previously in their comments, the inclusion of a site allocation to meet identified needs is strongly supported in principle, but as previously requested further detail is required to ensure all options have been identified and assessed and whilst the LPA has previously reviewed the site selection report it doesn't appear to be included as supporting evidence.</p> <p>The SEA does refer to site sieving and states that the site assessment process concluded that there are no reasonable alternatives as all other available sites are located some distance from the SPB in the countryside. The SEA therefore does not consider any reasonable alternatives to the allocated site.</p> <p>The LPA previously raised concerns about the potential heritage and landscape impacts</p>

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	<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><u>Heritage:</u> The site is formed partially from land within the Silchester</p>			<p>and requested further evidence to assess impacts in more detail.</p> <p>Whilst a heritage technical note and landscape and visual technical note have now been provided as supporting evidence base documents, the LPA's previous comments are still relevant as significant concerns remain that there could be potential harm to conservation and landscape assets and to the character of the settlement pattern.</p> <p>As Silchester has a sensitive and rural character, any housing development should be sympathetic to this prevailing character, and there are therefore landscape and heritage concerns about an allocation for up to 26 dwellings on a site of this size. It is considered that a development of this nature would be at odds with the prevailing character and visual amenity of the landscape. It would result in the extension of housing</p>

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	<p>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</p>			<p>in to an open, rural setting to the village.</p> <p>Part of the Conservation Area's significance is drawn from its setting as noted in the Conservation Area Appraisal. The Conservation Area Appraisal also notes 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, and setting leading to harm to the significance of the designated heritage asset.</p> <p>Whilst Criteria viii) now requires the submission of a Landscape and Visual Impact Assessment to</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
	<p>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></p> <p>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</p>			<p>support any application coming forward for the site, it should be noted that this would not be sufficient to make a proposals of this scale and type acceptable.</p> <p>A previous planning application (20/01285/PIP) was refused and then dismissed at appeal due to adverse impacts on the rural character and appearance of the site due to increased urbanisation, resulting in harm to the significance of the Conservation Area. This was for a smaller number of dwellings than it is now proposed (between 5 and 9).</p> <p>The SEA concludes that the site allocation would have a neutral effect on heritage and landscape and that any significant adverse effects have been avoided or mitigated by the policy requirements. However, it remains the LPAs view that the supporting evidence does not demonstrate that an allocation of 26 dwellings on the site can be suitably</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
	<p>consider this issue further and provide further evidence.</p> <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>			<p>accommodated without having a significant impact on landscape and heritage assets.</p> <p>Furthermore, the proposed development would have an overly dense and overurbanised appearance which would be out of character with this verdant, edge-of-village location. The Indicative Proposal Layout Plan shows a layout where the streetscene would be too dominated by the hard surfaces of roads, parking and the walls of houses.</p> <p>The LPA previously requested a site plan be included to accompany the allocation Whilst a Proposed Layout Plan has now been included it should show more of the settlement so the site can be located by the read and only display the site boundary and not a detailed site layout.</p>
Policy SIL8	Policy SIL8 should reflect the current biodiversity interest onsite and ensure impacts are	PPG states: A policy in a neighbourhood plan should be clear	Policy should refer and respond to biodiversity interest on site to	Partially Met.

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
Site Allocation	<p>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>and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications</p>	<p>ensure impacts are avoided, mitigated or compensated.</p>	<p>Criterion xii) (previously criterion xiii) of the policy has been updated to ensure that the preparation of a biodiversity strategy responds to the requirements within Policy SIL13, including the BNG requirement and reference to the site being within a red and amber Great crested Newt zone.</p> <p>However, as previously recommended, the policy should also refer to the mitigation hierarchy to ensure impacts are avoided, mitigated or compensated. This could be incorporated in criterion xii).</p> <p>The policy should make reference to buffering of 20m for tree belts or woodlands and 5m for hedgerows.</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</p>	<p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision</p>	<p>Consider whether the policy should refer to other relevant issues alongside residential amenity, the purpose of the policy to protect employment sites and</p>	<p>Partially Met</p> <p>Criterion A) – the policy wording has been updated as suggested to reflect the need for the intensification of employment uses to remain compatible with existing</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
	<p>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>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>maker can apply it consistently and with confidence when determining planning applications</p>	<p>the extent of any designations.</p>	<p>uses on adjacent land. However, it is suggested that the word 'in' is replaced with 'on', as follows: <i>'...with existing uses <u>on</u> adjacent land...'</i>.</p> <p>Criterion B) – this criterion has now become criterion C) in the updated policy, which has omitted the previous reference to preventing new residential development, as suggested in the LPA comments. This criterion restricts the loss of employment land/premises unless they are re-provided elsewhere in the parish. The policy should refer to proposals being permitted where it can be demonstrated that the employment use is no longer viable on the site after undertaking marketing In line with the approach in EP2. It also isn't reasonable to require the employment use to be re-provided elsewhere in the parish.</p> <p>New Criterion B) relates to a requirement for all proposals to be</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
				<p>supported by a transport assessment to manage traffic associated with the new employment. The NPPF refers to development proposals that will 'generate significant amounts of movement' to provide a Travel Plan and be supported by a Transport Statement or Assessment. Criteria B) should be amended to state ' Proposals that would generate significant amounts of movement should be supported by a Travel Plan and/or Transport Assessment or Statement to address the transport impacts arising from the development, whilst maximising opportunities for sustainable transport modes.'</p> <p>The previous LPA concern over the Silchester Farm Local Employment Site still remains given that its designation on the Policies Map appears to extend over some fields to the north of the existing buildings. This designation should be drawn in to exclude</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
				these fields to avoid allowing new employment buildings on these fields and thereby harming the landscape.
Policy SIL10 Connecting the village	<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.</p>	PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications	Consider how the policy would operate alongside the Local Highway Authority's role and whether the terminology could be refined for clarity.	<p>Partially Met.</p> <p>As set out in the previous LPA comments, it is suggested that the policy and supporting text be amended to set out how the policy would operate alongside the Local Highway Authority's role in relation to seeking improvements to the public highway, including the Public Rights of Way Network.</p> <p>An inset map has been provided with the policy, as suggested, which shows the active travel routes in the parish. To aid further clarity, it is suggested that some road names are provided on the map, possibly by adding numbers to the map itself and the street names in the key to ensure that the active travel routes are not obscured by the road names.</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
	<p>Therefore, it is suggested that this is clarified (as appropriate) via an appendix or inset map.</p> <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 “... <i>including the creation of safe and suitable links to the existing footway, footpaths and walking routes</i>” or similar.</p> <p>With respect to Criteria B 4), it would be more appropriate to state “...<i>new development should be designed to contain vehicle speeds together with other suitable measures to prioritise walking and cycling</i>” or similar.</p>			<p>The suggested wording in Criterion A) (reference to walking routes) and B4) (prioritising walking and cycling) have been included.</p>
Policy SIL11	The policy seeks to safeguard existing community facilities and	PPG states: A policy in a neighbourhood	Consider the relationship between	Partially Met.

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
Community Facilities	<p>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>plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications</p>	<p>SIL9 and SIL11 and how they would operate together.</p>	<p>Criterion iii) is a new criterion. As previously suggested, this criterion has been added to offer some clarity as to when both policies (SIL9 and SIL11) would be applicable. However, it is considered that the detail within criterion iii) should be relocated to the supporting text.</p> <p>Criterion A) has been expanded upon to define the term 'harm'.</p> <p>As previously advised, the last sentence of Criterion B) that explains what is meant by the term 'improvements' should be moved to the supporting text.</p>
Policy SIL12 Education	<p>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</p>	<p>PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity</p>	<p>Consider whether the policy is required.</p>	<p>Not Met.</p> <p>The consultation statement sets out that the local community are keen to have the primary school provided in a standalone policy</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
	supported through policy SL11? If so, is this policy required?	that a decision maker can apply it consistently and with confidence when determining planning applications		and therefore, given the duplication with Policy SIL11, it will be removed from Policy SIL11 leaving Policy SIL12 unaltered. However, the primary school has not been omitted from Policy SIL11 (point 1). It is suggested this is amended to align with the previous LPA comments.
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 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”.</p> <p>Furthermore, this policy could go further or be split into two policies to cover biodiversity and nature</p>	PPG states: A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications	Consider whether policy could be expanded to cover biodiversity and nature conservation. Refer to Local Nature Recovery Strategy. Consider adding a title and improving the clarity of the key of the map.	<p>Partially Met.</p> <p>As previously suggested, the Green Infrastructure map should have a map number next to the title and the policy itself should refer to the map number where relevant. The key should also be amended to provide clarity for readers what the different designations are. For example, what is meant by “Core Statutory”, “Core Non-Statutory” and “Broad Habitats?” This has not been explained anywhere.</p> <p>The policy has not been split into two policies as previously suggested. As previously identified, it could be problematic</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
	<p>conservation by clearly identifying the designated sites within the parish including SSSI and SINCs, 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>identifying the Green Infrastructure network as both ecological and community assets within the text and on the same map. The two also have different protections and reasoning for their designations.</p> <p>Consideration should be given to criterion D) in terms of showing areas for both community provision for play areas for example, in addition to biodiversity provision under the same policy given that the two uses could conflict.</p> <p>A new criterion has been added to the policy (criterion A) relating to Biodiversity Net Gain (BNG), as previously suggested. It is recommended that the BNG criterion (criterion A) sets out that BNG must be delivered over a period of a minimum of 30 years. It would also be helpful if the policy could clarify that development proposals must achieve a minimum 10% BNG unless they are exempt, such as householder applications for example. The</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
	<p>The Plan should refer to the forthcoming Hampshire Local Nature Recovery Strategy (LNRS) and ensuring new development and opportunities for land management projects/initiatives align with that once published.</p>			<p>word 'enhance' within criterion A) should be changed to 'enhances'.</p> <p>Notwithstanding the response from Silchester Parish Council in the submitted consultation statement in relation to the Hampshire LNRS, the policy/supporting text should reference the forthcoming Hampshire LNRS, which is currently out for public consultation. The policy should also stipulate how development proposals will presently need to take into account the Hampshire Ecological Network Mapping.</p> <p>It is also considered that:</p> <ul style="list-style-type: none"> <li>The sentence in para 5.64 stating "The network comprises assets of nature conservation value including ancient woodland, trees and hedgerows, water bodies and assets of biodiversity value' should be reworded to state "the network comprises habitats</li> </ul>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
				<p>of nature conservation value including ancient woodland, lowland heath, trees and hedgerows and water bodies”.</p> <ul style="list-style-type: none"> <li>• For criterion B) that refers to the provision of on-site space, it should acknowledge the Adopted Local Plan requirements to be delivered in accordance with the adopted green space standards for open space and play provision within the Green Infrastructure Strategy;</li> <li>• Some clarity will be necessary as to whether all new development would need to demonstrate compliance with points A-D. As written, it would currently mean that an application for a residential extension would need to demonstrate that each of these criteria can be met.</li> </ul>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
				The supporting text could also reference the Ecological Emergency declared by the borough council.
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 councils 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 “... <i>in accordance with the CIL Regulations</i>” or similar.</p>		Consider whether the suggested changes should be incorporated referring to the annual monitoring undertaken by the LPA and clarity in relation to the CIL regulations.	<p>Met.</p> <p>The wording has been updated. However, the last sentence of para 6.1 should read “...with relevant parish councils each year” and not ‘parish council’.</p> <p>Para 6.4 has been updated. Para 6.5 should be updated to read “The parish will prioritise the following in spending its CIL funds in consultation and agreement with relevant authorities (e.g. the Local Highway Authority) and other partners:”</p>
Policies Maps and Insets	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		Consider updating the map as suggested.	<p>Not Met.</p> <p>The response in the consultation statement advises that the number</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
	<p>sake of clarity, that most of these circles have an arrow attached to them which reaches out to the parcel.</p>			<p>is directly over the top of the location or building and where this is not the case, an arrow is used. The maps have therefore not been updated.</p> <p>It is suggested that a note is added underneath the policies map title to explain this to provide clarity for the reader.</p>
Appendix A Design Code				
General	<p>The design code is very thorough and has a lot of good content which is well presented with many good photos and diagrams.</p> <p>The Neighbourhood Plan and Design Code are intended to significantly contribute to how the LPA determines planning applications in Silchester. This will be assisted by having clearer references explaining how the various codes and guidance should be referred to.</p>		<p>Consider whether the suggested changes should be incorporated to make it clearer for the reader to know how they can reference key guidelines</p>	<p>Met.</p> <p>The title of the document has been amended from 'Silchester Design Guidance and Codes' (October 2024) to 'Silchester Design Code' (February 2025), as previously recommended by the LPA. However, the name chosen for this document in Policy SIL2 is 'Silchester Design Guidance and Codes' as the title of this Appendix should be the same as the name of the document in the policy.</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
	<p>For example, on page 40 is a subheading 'BF1 Architectural Vernacular and Materiality' and then there are paragraphs such as with 2.1.1 and 2.1.2 and so on. Should the paragraphs such as 2.1.1 and 2.1.2 be referred to as guidelines? Is the whole document just one code which contains guidelines?</p> <p>Suggest that the whole document is referred to simply as the Silchester Design Code and then all of these paragraphs are guidelines within the code.</p> <p>Taking the same example, with the subheading on page 40 this could then be written as the 'BF1 Architectural Vernacular and Materiality Guidelines'.</p> <p>Similar references should be made for all the other guidelines in the document. This will make it clearer for the reader to know how they can reference key guidelines which they wish to bring to someone's</p>			<p>Each of the subheadings have been referred to as guidelines as suggested.</p>

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
	attention. Commensurate edits to the text within the code may need to be made so it is clear to the reader what is a code and what is a guideline.			
1.1.3	Should this guideline make clear that development at these gateways would only be considered if within the Settlement Boundary?		Consider clarifying that gateways will only be considered in the SPB.	Not Met. Paragraph 1.1.3 has not been updated as suggested.
1.1.8.	There aren't many stone walls in Silchester. As an occasional alternative to hedging, it is suggested that the reference to stone walls is deleted and replaced with low brick walls.		Consider whether reference to stone walls deleted.	Met. Paragraph 1.1.8 has been updated to replace the reference to 'low stone walls' with 'low brick walls'.
2.1.2.	This guideline might suggest that 2.5 storeys may well be acceptable in many circumstances. Suggest that this guideline is rewritten to make it clear that the majority of buildings are only up to 2-storeys and that, in most cases, development should only be up to this height depending on site specific circumstances. As an adjunct to this statement, this guideline may wish to say that some 2.5 storey development may		Consider whether the suggested changes should be incorporated to address building heights.	Met. Paragraph 2.1.2 has been updated as suggested.

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
	be acceptable depending on the character of the surrounding area.			
2.1.5.	Suggest that front pitched roofs should be included in this list of common roof typologies		Consider whether pitched roofs should be included in list.	Met. Reference to 'front pitched roofs' has been included within paragraph 2.1.5.
2.1.12.	There aren't many stone walls in Silchester so perhaps this reference should be removed?		Consider whether reference to stone walls should be removed.	Met. Reference to stone walls has been deleted. However, it should be noted that on pages 42 and 43 there are two lots of para 2.1.12 and 2.1.13. As such, the paragraph numbering on page 43 and thereafter will need to be revised.
2.1.14.	This guideline could clarify that it is referring to front boundary walls as a height of more than 1.5m will often be appropriate for rear boundary treatments.		Consider whether the suggested changes relating to rear boundary treatments should be incorporated.	Met. Paragraph 2.1.14 has been amended to refer to 'front' boundary walls.
Appendix B Local Views				
General comment	It would be easier for the reader if the aerial photos in this appendix had a circle with an arrow (similar to that on the Policies Map but perhaps in red) rather than just a red marker. This would show more clearly at a glance where the view		Consider whether the suggested changes should be incorporated to allow the ariel photos to be interpreted easier.	Met. The aerial photos have been amended as suggested by the LPA.

Section/ Policy	BDBC comments in response to policy	Relevant National Guidance (NPPF and PPG) and Local Policy	Potential options/actions	Regulation 16 Plan Comment
	is from and where it is looking towards.			

#### Annex A: Minor Changes suggested

Minor changes suggested to Neighbourhood Plan	
General	Suggest page numbers are added to the document. This makes it a lot easier to navigate and reference - Met.
Contents Page	Suggest it would be easier for the reader if the list of policies which follow the Foreword were included within the main Contents page. Appendix B should say Locally Important Views rather than Local Views – Not Met.
Paragraph 2.13	Would be helpful to refer to the source of this data or to provide averages for multiple years? – Met.
Paragraph 3.15	Map number needed for Silchester Conservation Areas - Met.
Policy SIL2	Wording missing in second sentence of policy: “To achieve this in the Silchester proposals must accord with all of the development and design principles set out in the Silchester Design Code” – Met.
Policy SIL3	Policy refers to policies map, it could be helpful to also include a map here – Not Met.
Policy SIL8	Policy title should include the location of the site as this will help the reader – Met.
Policy SIL10	Policy refers to policies map, it could be helpful to also include a map here – Met.
Policy SIL10	Typo in first paragraph – should refer to ‘Healthy Streets’ – Met.

Policy SIL13	Policy refers to policies map, it could be helpful to also include a map here – Not Met.
Appendix A	<p>The front page should say 'Appendix A' or 'Silchester Neighbourhood Plan Appendix A' so that this links back to how this document is referenced in the Plan. There is also a need for consistency in how this code is referred to. Should it be the Silchester Design Code or the Silchester Design Guidance and Code (singular) or the Silchester Design Guidance and Codes (plural)?</p> <p>Not Met (the supporting document (Appendix A) is currently titled 'Silchester Design Code'. The Contents page also continues to refer to 'Silchester Design Guidance and Codes'.</p>
Appendix B	The title should say Locally Important Views rather than Local Views for consistency – Met.

## Jessica Wells

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**From:** Planning Consultations [REDACTED]  
**Sent:** 0 June 2025 15:5  
**To:** No Repl Consult; Planning Consultations; Local Plan  
**Subject:** R : Notification of Publication of the Silchester Neighbourhood Plan 2024-2040 Regulation 16  
**Attachments:** Silchester NP Reg16.pdf

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Good afternoon,

Please find the County Council's response to the Silchester Neighbourhood Plan regulation 16 consultation.

If you have any questions on the response, please don't hesitate to get in touch.

Kind regards,

**Joe Moulding**  
**Spatial Policy Officer**

[REDACTED]  
[REDACTED]  
**Hampshire 2050**  
Ell Court West, The Castle, Winchester  
Hampshire, SO23 8UD

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**From:** Basingstoke and Deane Borough Council Online Consultation Portal [REDACTED]  
**Sent:** 16 May 2025 09:45  
**To:** Planning Consultations [REDACTED]  
**Subject:** Notification of Publication of the Silchester Neighbourhood Plan 2024-2040 (Regulation 16)

**Caution:** This is an external email and could contain malicious content. Do not open any links or attachments if you were not expecting them. If the e-mail looks suspicious please report via the Report Phishing button found on our tool bar.

Basingstoke and Deane Borough Council is now in receipt of the submission version of the Silchester Neighbourhood Plan (NP) along with all accompanying documentation required under the Regulations. The Submission Silchester NP sets out a vision for the neighbourhood area and planning policies which will be used to determine planning applications locally and guide development in the neighbourhood area up until 2040. The Submission Silchester NP is subject to formal public consultation until **5pm Monday 30 June 2025**.

### What does the Silchester Neighbourhood Plan consist of and where can it be viewed?

The Submission Silchester NP consists of the following:

- Silchester Neighbourhood Plan
- Heritage Technical Note

- Landscape & Visual Technical Note
- Silchester Design Code
- Consultation Statement
- Basic Conditions Statement
- Equalities Impact Assessment
- SEA Screening Report

These submission documents are available to view on the council's website at [www.basingstoke.gov.uk/SILNP](http://www.basingstoke.gov.uk/SILNP).

These submission documents, along with a guidance note, are also available for public inspection at:

- Basingstoke and Deane Borough Council Offices (Mondays to Friday 8:30am - 4.30pm);
- Basingstoke Discovery Centre (8:30am - 6:30pm on Mondays to Fridays, and 8:30am - 4:30pm on Saturdays);
- Tadley Library, Mulfords Hill, Tadley, RG26 3JE ( Monday 9:30 am -5pm, Tuesday 9:30am - 1:30pm , Thursday – Saturday 9:30am - 5pm)
- Mortimer Library, 27 Victoria Road, Mortimer Common, Reading, West Berkshire, RG7 3SH. ( Monday 1pm-5pm; Tuesday 9:30 am – 5pm; Friday 1pm- 6pm; Saturday 10am – 12:30pm)
- The Calleva Arms pub, Little London Road, Silchester, Reading RG7 2PH.
- Bus Shelter book library in Silchester
- By contacting Graham Wright at the Parish Council via email at [graham.wright@silchester-pc.gov.uk](mailto:graham.wright@silchester-pc.gov.uk) or [plan@silchester.org](mailto:plan@silchester.org) or by phone on 0783 724 8047

### How can you make your representations?

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

- **Online response form** at [Consultations | Basingstoke and Deane Borough Council Online Consultation Portal](#)
- **Return representation form or submit written comments by post to:** Planning Policy Team, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke RG21 4AH
- **Return representation form or submit written comments by email to:** [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)

**Only those representations that are made in writing and that are received by the council within the consultation period (5pm on Monday 30 June 2025) will be considered.** All responses will then be forwarded to the plan's examiner once he/she is appointed.

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

If you require further information, or advice on how to respond to this consultation please contact Basingstoke and Deane Borough Council's Planning Policy Team by telephoning 01256 844844 or by emailing the team at [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk).

You are receiving this email as you are registered on the council's planning policy mailing list or are a statutory consultee. If you wish to amend your details or remove your details from the database, please contact [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk).

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Telephone 0300 555 1375  
Fax 01962 847055  
www.hants.gov.uk

Enquiries to Joe Moulding

My reference Silchester\_NP\_Reg16

Direct Line

Your reference

Date 26/06/2025

E-mail

Dear Sir/Madam

### **Silchester Neighbourhood Plan 2024-2040 Regulation 16 Consultation**

Thank you for consulting Hampshire County Council on the Regulation 16 consultation of the emerging Silchester Neighbourhood Plan. The County Council as the Highways Authority have no new comments to make, but wishes to reiterate that it will only support highway infrastructure schemes which are designed in accordance with the County Council's technical guidance, available here: [Technical guidance notes | Transport and roads | Hampshire County Council](#).

If you wish to discuss any of the comments raised, please do not hesitate to contact my colleague Joe Moulding on 0370 779 5067, as well as the email supplied on the first page.

Yours sincerely

Emily Howbrook, Spatial Planning

**Jessica Wells**

---

**From:** [REDACTED]  
**Sent:** 2 Ma 2025 17:4  
**To:** Local Plan  
**Subject:** istic ngland ad ice on case PL007 7 55

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Dear Sir/Madam

I am writing in relation to the following:

NDP: Neighbourhood Development Plan  
Silchester Neighbourhood Plan,  
Case Ref. PL00797355; HE File Ref. ; Your Reference.

Thank you for consulting Historic England about your Regulation 16 draft Neighbourhood Plan. Historic England were consulted on the Regulation 14 Draft Neighbourhood Plan and made comments. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully considered at all stages and levels of the local planning process.

Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers – be they interested members of the public, planners or developers – regarding how the place should develop over the course of the plan period.

We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of your parish features throughout this draft.

Although your neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below, which may be of assistance. The conservation officer at your local Council will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets.

Paragraph 190 of the National Planning Policy Framework (2021) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.

It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will

ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.

The government's National Planning Practice Guidance on neighbourhood planning is clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale. Your Neighbourhood Plan is therefore an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance, include a list of locally important neighbourhood heritage assets, (e.g. historic buildings, sites, views or places of importance to the local community) setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: <https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7>

The plan could also include consideration of any Grade II listed buildings or locally designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement. We would refer you to our guidance on writing effective neighbourhood plan policies, which can be found here:

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/>

If you have not already done so, we would recommend that you speak to the staff at local authority archaeological advisory service who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non-designated locally important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)). It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages.

Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: <http://mycommunity.org.uk/funding-options/neighbourhood-planning/>.

The Conservation Area may have an appraisal document that would ordinarily set out what the character and appearance of the area is that should be preserved or enhanced. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and, if your Conservation Area does not have an up to date appraisal, these policies

could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: HE Advice Note 1 - conservation area designation, appraisal and management, and here: <https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>. The funding opportunities available from Locality discussed above could also assist with having this work undertaken.

The NPPF (paragraphs 124 - 127) emphasises the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area, in this case the Parish of Capel. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place and respond to local character and history by reflecting the local identity of the place – for instance through the use of appropriate materials, and attractive design.

Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here: <https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces>.

You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: <http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/>.

Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here: <https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/>

If you are concerned about the impact of high levels of traffic through your area, particularly in rural areas, the Traffic in Villages toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership may be a useful resource to you.

Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and

policy writing. Our webpage contains links to a number of other documents which your forum might find useful. These can help you to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. This can be found here:

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

Historic England Advice Note 11- Neighbourhood Planning and the Historic Environment, which is freely available to download, also provides useful links to exemplar neighbourhood plans that may provide you with inspiration and assistance for your own. This can be found here:

<https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>

The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan:

HE Advice Note 2 - making changes to heritage assets: <https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

HE Good Practice Advice in Planning 3 - the setting of heritage assets:

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend you review the following two guidance documents, which may be of use:

HE Advice Note 3 - site allocations in local plans: <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans>

HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment :

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.

Finally, we should like to stress that this advice is based on the information provided by Silchester Parish Council in their correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact Louise Dandy.

Yours Sincerely

Catharine Rowden on behalf of Louise Dandy

Business Officer

E-mail: [REDACTED]

Direct Dial: [REDACTED]

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## Jessica Wells

---

**From:** Kevin in Malone [REDACTED] on behalf of Kevin in Malone [REDACTED]  
**Sent:** 10 June 2025 14:20  
**To:** Local Plan  
**Subject:** Re: Silchester Village Plan ... Romans Hotel  
**Attachments:** C Silchester townscape Appraisal.pdf; Silchester Village Design Statement - April 2007.pdf

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Hi Jessica,

I'm

Kevin Harold Malone



I attach the "Basingstoke and Deane Borough Council's Silchester Townscape Appraisal - March 2000" showing 'preserved VIEW of Romans Hotel

I also attach Silchester Village Design Statement 5 April 2007 which refers to the significance of Romans Hotel to Silchester Village.

I'd also like to add for consultation .

.

The view of Hotel (historical building) was clearly visible from public highway ...

"Viewpoint of important building (from street across tennis courts and lawns)"

The reason it was a preserved view, was its historical importance and was clearly viewable from a public highway.

This was the case, until they were 'allowed' to grow bushes/trees (illegally?) to block the view from the highway.

It is now been stated that it is no longer clearly viewable from public highway, and hence not a preserved view. This is going against what was preserved.

.

It would be a pity if the significance of the Romans Hotel to the village, was lost now its in a gated community, and partially hidden behind fairly recently planted trees/bushes.

Many thanks,

Kevin

On 9 Jun 2025, at 09:19, Local Plan [REDACTED] wrote:

Dear Kevin,

The following email was forwarded on to Basingstoke and Deane Borough Council by Silchester Parish Council in relation to the Submission Consultation on the Silchester Neighbourhood Plan.

In order to accept the below email as a duly made representation for the consultation, we require a full name and address.

Please could you kindly provide your address at your earliest convenience

It is also noted that you refer to an attachment which appears to have got lost when the email was forwarded on. It would be helpful if you could reattach this.

Kind regards,  
Jessica

**Jessica Wells**  
**Senior Planning Policy Officer**  
**Basingstoke and Deane Borough Council**

---

**From:** Kevin Malone <[REDACTED]> **On Behalf Of** Kevin Malone  
**Sent:** 20 May 2025 14:28  
**To:** [REDACTED]  
**Cc:** Silchester Neighbourhood Plan <[REDACTED]>  
**Subject:** Silchester Village Plan ... Romans Hotel

Dear Sir/Madam,

I have had a look at the Plan documents, and notice that The Romans Hotel building has been dropped from the village significance, and its importance will be not known in future years. Although its usage has changed, the importance of the building should not.

It is a significant historical building (1920s Lutyens style) for the village, in a conservation area.

As a Silchester resident, at the stage of the sale of the hotel, and planning to convert to accommodation in 2011, the following applied to the Romans Hotel ...

It is in the conservation area, where the Basingstoke and Deane Borough Council's Silchester Townscape Appraisal, showed the Romans Hotel property as containing

- Notable Building (the main hotel building) which is a listed building.
- Open area of Townscape Significance (tennis courts and lawns, etc)
- Trees of Townscape significance
- Viewpoint of important building (from street across tennis courts and lawns)

In particular the view of the listed building from the street, was thought significant during the planning changes, and BDBC planning wanted the view to be preserved.

I have attached the BDBC Silchester Townscape Appraisal, at the time, which indicates the significant view.

It is a real pity that this significant listed building, and its significant conservation view, is not in the Silchester Neighbourhood plan.

If it is not included, its significant historical importance to the village will be lost forever.

It seems a minor change to the Plan, but a huge protective one for the future appraisal of the village, without historical significance being lost..

PS: The view has been obstructed overtime, as the property has been allowed to plant/grow bushes/trees between the public highway and the magnificent house.

Regards,

Kevin Malone



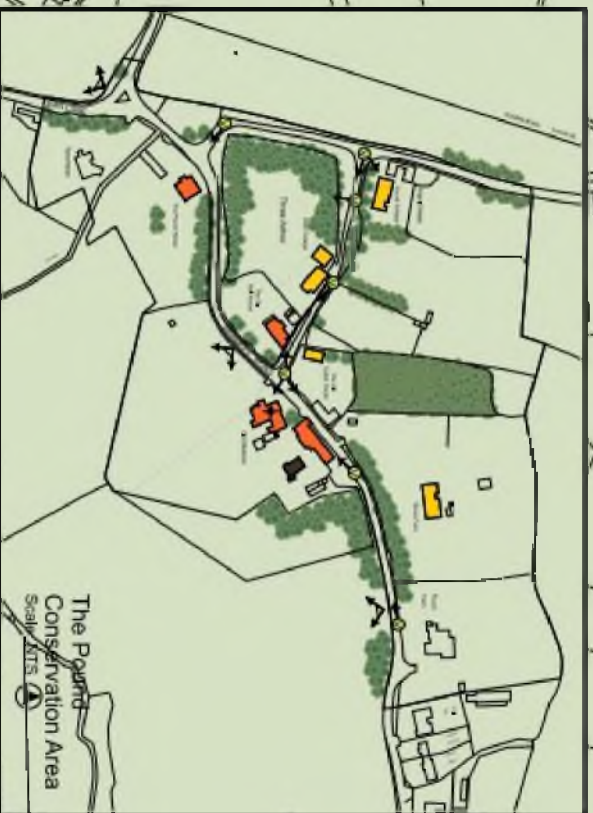
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## Silchester Townscape Appraisal

### Key

-  Conservation Area Boundary
-  Listed Building (red outline)
-  Outline of road within the outline of a listed building
-  Middle building, red or yellow
-  Trees of Botanical Significance
-  Open Area of Townscape Significance
-  Landmark (point of interest)
-  Walls - original ground level, except at the water level, within the conservation area
-  Viewpoint - as represented by a line or point of view

Basingstoke and Deane, Borough Council

March 2010  
Scale: 1:1000

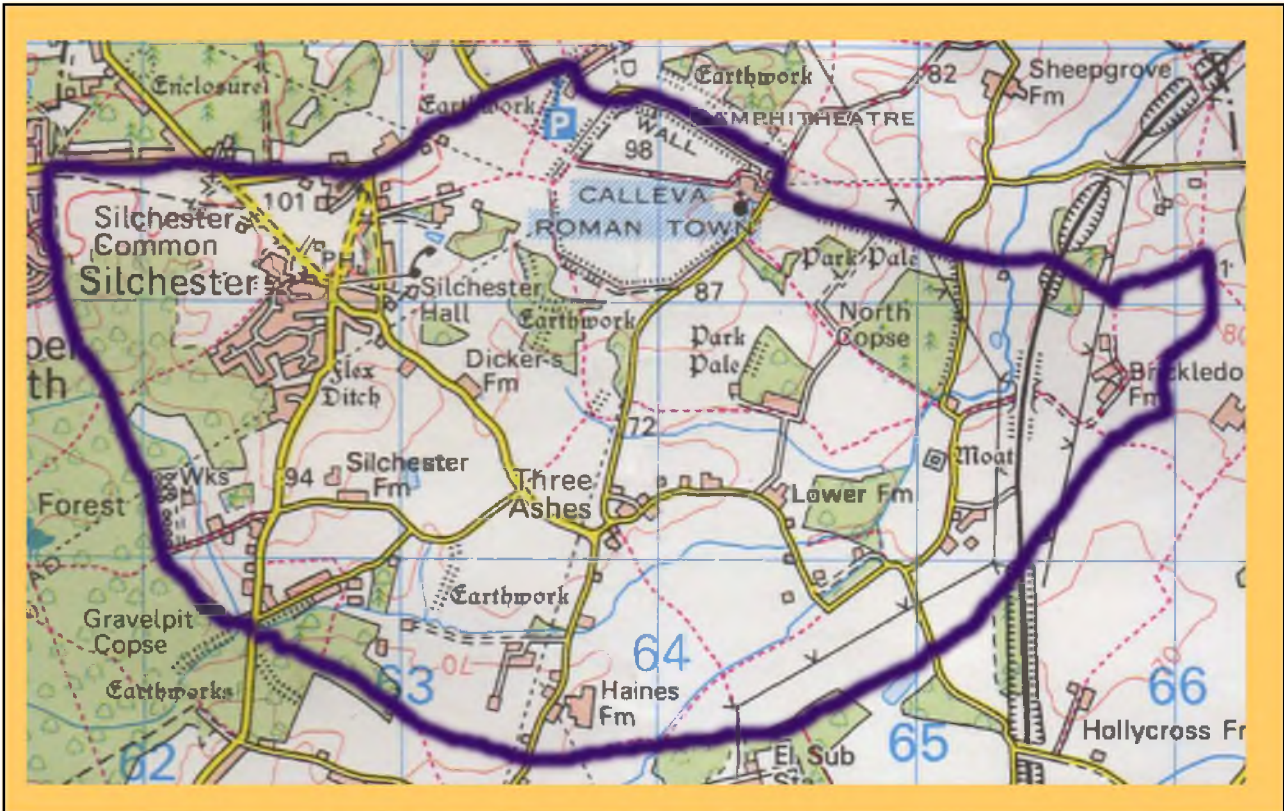




## SILCHESTER VILLAGE DESIGN STATEMENT

5 APRIL 2007



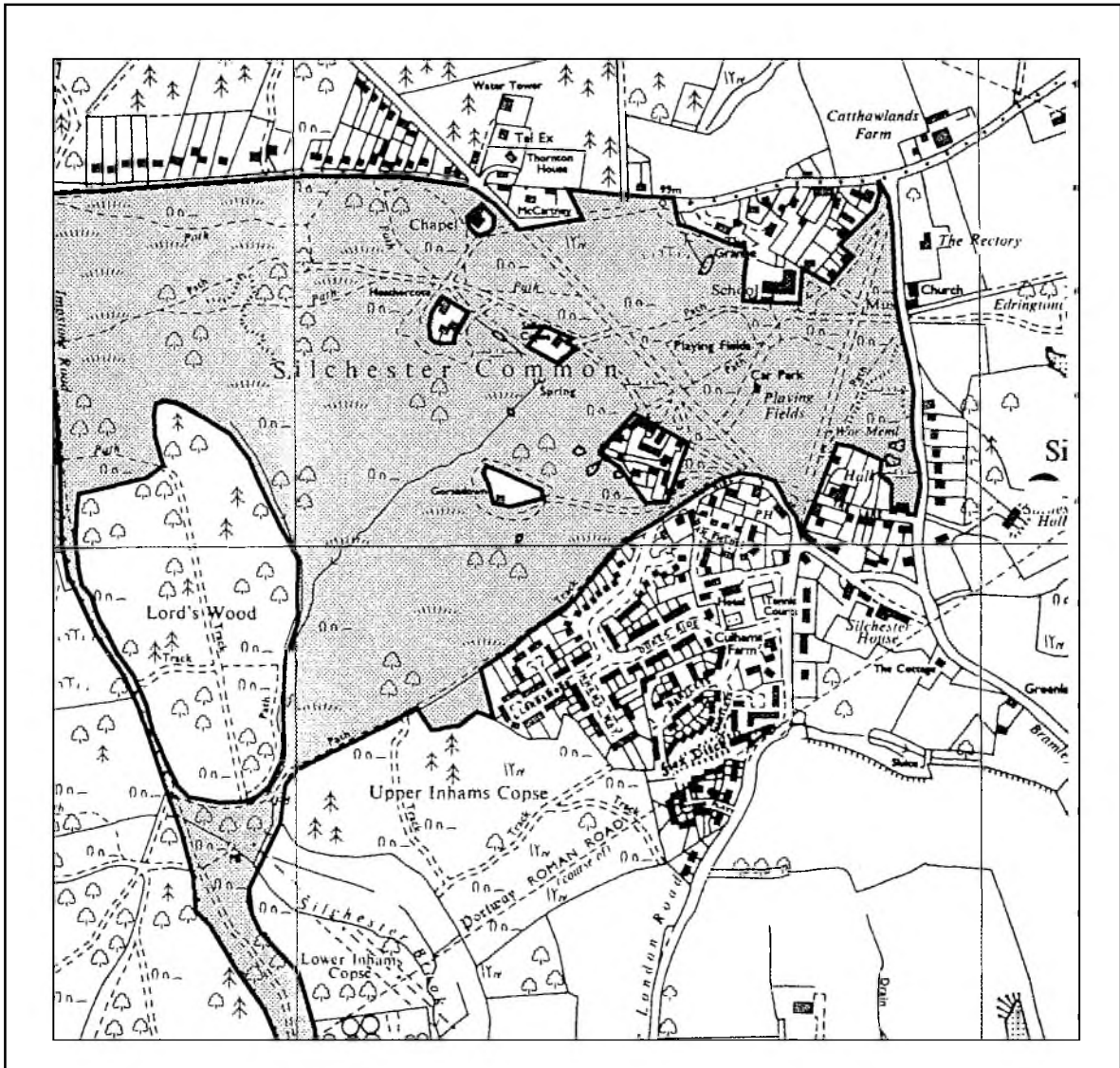


## The Silchester Parish

Map of Silchester Parish reproduced by kind permission of the Ordnance Survey

## VISION STATEMENT

*Silchester is a beautiful part of Britain's historical, built environment and its villagers are proud of its appearance and amenities. The villagers support sustainable and appropriate development typified by the affordable rural housing built within Silchester's southern boundary during the late 1990s. We are dedicated to maintaining the environment whilst accommodating appropriate developments in lifestyle and technology, creating opportunities for villagers now and in the future to bring back the skills and wealth they gather elsewhere whilst protecting the unique character of Silchester for posterity.*



Density map of Silchester showing the main centre of population. The red box on the Parish map below shows the bigger picture.





<b>Contents of the Silchester Village Design Statement</b>	
<b>Introduction</b>	Page 1
<b>History</b>	Page 2
<b>The settlement</b>	Page 3
<b>The surrounding area</b>	Page 4
<b>Conservation area</b>	Page 5
<b>Buildings</b>	Page 6
<b>Important aspects of the village</b>	Page 7
<b>Wildlife</b>	Page 8
<b>Living with the motor car</b>	Page 9
<b>Conclusions</b>	Page 10
<b>References &amp; Timetable of Public VDS Events</b>	Page 11
<b>Photo References and Credits</b>	Page 12



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## Introduction

### What is a Village Design Statement?

A Village Design Statement describes the distinctive character of a village and the surrounding countryside. It delves back into the past to give a historical perspective on how the community has evolved over the centuries. It describes the current environment, including the prevailing architectural styles in evidence and the traditional building materials typically used. It is also an opportunity for local people to influence the planning process within their own area.

### Why produce one for Silchester?

This Village Design Statement is intended to ensure that future development and change within the parish are based on an understanding of the area's history and present character. It draws attention to what is special about the buildings, heathlands, old woods and even older Roman remains to be found within the Silchester parish boundaries. Local character could easily be threatened by unsympathetic development.

The Silchester Village Design Statement therefore aims to raise awareness of what is special about this area, and at the same time gives parish residents a say in the future of their village by producing guidance on respecting these qualities.

Providing these views now in this format is a way of ensuring that the voice of the local community is heard before rather than after any major planning decisions are taken that may affect the essential character of Silchester.

### Its main aims

It has three main aims:

1. To give the local community an opportunity to describe where they live and what is special about it
2. To deliver a well-presented and easily understood account of these views
3. To provide local residents, businesses and organisations and potential developers with a single source of information about what factors need to be taken into account when considering developments large or small within the parish.

### How it was produced

The information in this document was put together by the residents of Silchester with the full support of the Parish Council. It is the result of public consultation within the whole parish at all stages including:

- Public meetings, workshops and exhibitions
- Input from Parish Council members, Silchester Association members, youth groups and members of the Parish Church
- Articles in the parish magazine and letters to the entire village
- Projects undertaken by local school children
- Opportunities for all residents to comment
- The Silchester Conservation Area Appraisal document
- Consultation with Basingstoke and Deane Borough Council (BDBC) planning officers

The public meetings were well attended and the workshops and exhibitions resulted in large numbers of comments and suggestions. The Silchester Village Design Statement has attracted considerable interest from the whole village. A timetable of all public VDS events is shown on page 11. A detailed record of all these activities is available for inspection via the Silchester Parish Council.

### Other Planning Guidance

- The Silchester Village Design Statement (VDS) was adopted by the Borough Council on 5<sup>th</sup> April 2007 as informal planning and design guidance pursuant to Objective 7 of the Basingstoke and Deane Borough Local Plan 1996-2011. Further material weight will be attached to the VDS through the adoption by BDBC of a Supplementary Planning Document on 'Design and Sustainability'.



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## History

### Early influences

The name Silchester suggests closeness to a Roman fort, and to the east of the present village, is the site of the Iron Age town of Calleva Atrebatum. The Belgic tribe of the Atrebates, fleeing from Caesar in Gaul c.50BC, settled on a high gravel plateau, later called 'Calleva Atrebatum' - the town in the woods of the Atrebates. The woods provided fuel, crops were grown and cattle pastured in the fields.

After the Roman invasion of 43AD, the Romans adopted the site as an administrative centre and developed a town there. Calleva was prosperous, a centre for the administration of local justice and collection of taxes from a large surrounding area. The Roman integration and influence here was peaceful. The town is the focus of a number of roads, which in places still dominate the landscape, often being long and straight in their course. The Roman remains occupy a lozenge-shaped site at the northern edge of the parish and five or six Roman roads radiate from it. The present church occupies a site at the eastern edge of the walled area, one mile away from the centre of the present Silchester village.

### The Middle Ages

Calleva's glory faded as trade routes shifted. The Roman Army withdrew its support and Saxons invaded from the north. Little more is known until a Domesday Book entry in 1086, which records two manors for Silchester, as it had then become known, one of which became the parish of Mortimer West End. The other, with a population of fifty to sixty people, was located around the Manor House and The Pound and this became the original parish of Silchester. Today, these two parishes probably reflect the extent of the Roman 'territorium' centred upon Calleva.

During the middle ages, Silchester was a small settlement. King John visited it in May 1215, when he stayed with Ralph Bluet, Lord of the Manor at the time. A later visitor was Queen Elizabeth I in September 1601; she passed through the settlement on her way to Basing House to the south.

The essential settlement pattern of Silchester is a reflection of the ad hoc development of the village between the early 14<sup>th</sup> and 19<sup>th</sup> centuries, possibly as a result of the absence of a lord of the manor, between 1316 and 1828. It is probable that the population expansion following the Black Death caused the settlement to shift focus from the church and The Pound to the heathland in the west of the parish which is today its main centre.

### Calleva Atrebatum

The Iron Age and Roman settlement of Calleva Atrebatum lies in the north of the parish of Silchester. The site is remarkable because, unlike most large Roman towns in Britain, it was completely abandoned. The defensive walls still survive, in places more than 4m high, but within the walls there seems, at first, to be nothing but fields, a church and a single house; but this apparent lack of observable Roman remains is deceptive.

The most impressive remains of the Iron Age period are the earthworks to the west of the Roman town wall. Along part of the section to the south-west, in Rampier's Copse, the crest rises almost 5m above the ditch. Within these earthworks, excavations have revealed evidence from about 25BC.

In the Roman period, Silchester was one of the most important towns in Britain. It is difficult to estimate the population of the town at its greatest, but based on the knowledge we have of the number of residential buildings on the site, a maximum number of 7500 has been suggested. Even at its minimum estimate of 1200 souls, it would still have been larger than the present population of Silchester. The town may have attained the status of a municipium where all the citizens were entitled to vote on issues affecting the general community.

One of the most characteristic features of the site is the amphitheatre, today in the parish of Mortimer. Originally built during the first century AD, it was refurbished in the third century when the main arena was defined with a flint and brown ironstone retaining wall still visible today. It is possible that up to 9000 people gathered at any one time to witness gladiatorial spectacles at Silchester.

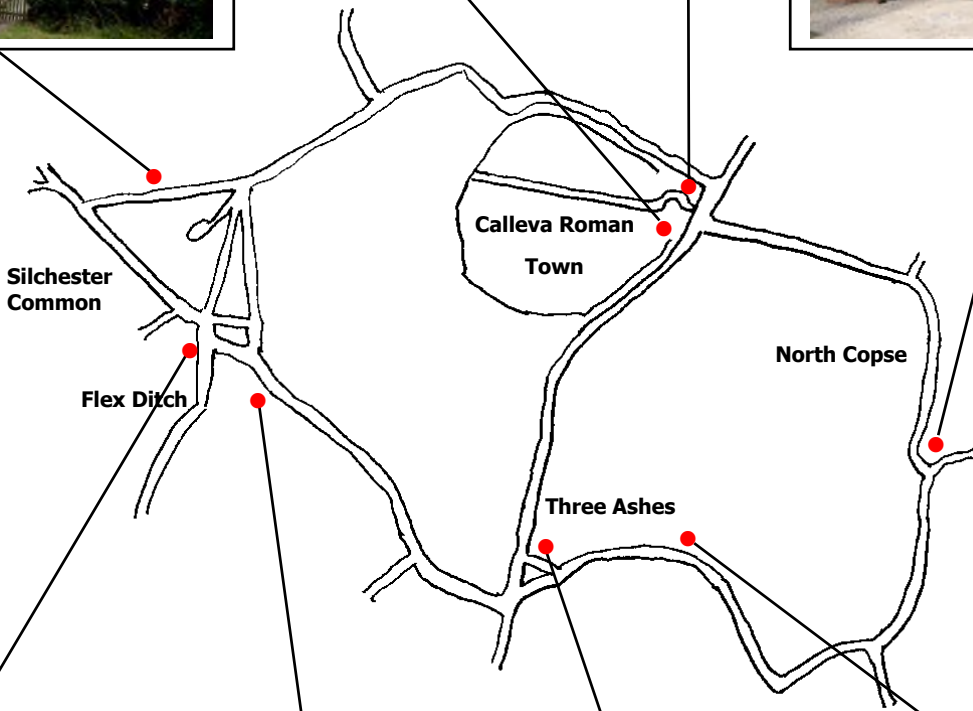
The course (and cause) of the town's decline and abandonment is difficult to trace but seems not to have been in full swing until after the end of the fifth century.

Whatever the cause of its demise, Calleva Atrebatum is an internationally significant site precisely because it has not been overrun. For the past 10 years one of the insulae (Latin for 'islands'), a square of buildings within the old town - number IX - has been the subject of an increasingly detailed and deep scientific excavation, conducted by Professor Fulford of the University of Reading.

### Later history

Although of poor quality soil, the heathland could be cleared easily and a dwelling built on it for free if done quickly. This practice ended in 1828, when the first Duke of Wellington bought Silchester from his brother-in-law, the Earl of Longford. The only lasting evidence of the early manorial influence is the 12<sup>th</sup> century church and the moated site on the east side of the parish dating from the beginning of the 13<sup>th</sup> century.

The Duke of Wellington, residing in the adjacent village of Stratfield Saye, bought the Manor of Silchester in 1828. At that time, the majority of the villagers lived in cottages or rough shacks on, or around, the common, paying rent to The Duke or Rector Coles. The present Duke of Wellington sold the Manor of Silchester to a property company who sold it to Lillyheath Properties. When a scheme to sell off the Roman site in small plots failed, the land was put back on the market. In 1972 John Cook bought the farmland and Silchester Common, which he gave to the Parish, while Hampshire County Council (with English Heritage's help) bought the site of the Roman town.



**Some Characteristic Buildings within the Settlement**



## The settlement

### Shape of the Settlement

The parish of Silchester is characterised by several pockets of development. Although a wide variety of building styles, sizes and densities exist within the village, each pocket of development (broadly speaking) is characterised by its own distinctive style.

Most of the population of Silchester lives in the fairly recent housing development (erected in the late 1960s and 1970s). This is in the heart of the village but is shielded from general view because none of the houses in this development front on to any of the main roads through the village. The largest pocket of development is composed of the two centres of the Conservation Area. The central Conservation area adjoins the modern development but remains distinctly separate. The second Conservation area is the oldest part of the village known as the Pound or Three Ashes and is in the south of the parish. On the north side of the playing field is another distinct area set around School Lane and Kings Road. There are a number of residential properties and farms scattered throughout the rest of the parish, and the intervening area is either farmland or Silchester Common.

The edge of the development in the village is generally well defined, changing directly from agricultural to residential use. However, the rural character of the roads, lined with hedges and soft verges, gives an impression that the countryside penetrates into the village. The landscape is shaped by its agricultural past. This is covered in detail in BDBC's Countryside Design Summary.

Generally, any developments that have taken place over the last 50 years have been integrated into the overall character of the village and are not regarded as being intrusive. There are some notable exceptions where buildings that are out of character with the locality have been built in recent years.

Although Silchester shows an irregular distribution of dwellings, many interesting visual relationships have been established over the years. There is an informal mix of styles within the village within each specific area. This topic is discussed in more detail in the "Buildings" section.

### Open Spaces

There are significant amounts of open spaces within the core of the village and even in the more modern developments wide roads and open fronted gardens give a feeling of spaciousness. Much of these open spaces are common land. The roads into the centre of the village are either tree-lined or lined with hedgerows

Approaching the village from most directions you drive first through a tunnel of trees that then opens into a clear view of the playing fields.

Much of the open space in the village is Silchester Common.

Consequently there is a strong sense of being in the countryside everywhere in the village. Open spaces within Silchester add significantly to the feel of the village and allow a peaceful and tranquil atmosphere to be retained. This is particularly evident when we look at the playing fields, Tinkers Square and Silchester Common. The section called 'Treasured Views' expands on this theme.

### Gardens

Some of the village's gardens are opened annually to the public: for example, The Old House, West Silchester Hall and Old Meadows have all opened their garden gates. Many other homes in the village have gardens that provide areas of wildlife habitat, levels of inaccessibility and unusual shapes, none of which are found in typical suburban gardens. This fact serves to emphasise the essentially rural nature of Silchester and the rural manner of life lived by many of its residents.

### Lighting

Pollution is normally thought of as being to do with the quality of the air we breathe, the water we drink or the land that we build our houses on. But, as anyone who has seen a picture of the earth taken from space has been able to observe, our cities and towns are devouring huge quantities of power simply by lighting themselves up. From the right vantage point around the village, it is easy enough to see the orange glow above the horizon that emanates from both Reading and Basingstoke. Part of the charm of the countryside that now has an even more powerful conservation message is the lack of extraneous and unnecessary lighting.

Silchester neither needs nor wants street lighting. Normal security measures when walking about late in the village are sufficient to ensure personal safety. The addition of extra lights would not significantly change anything apart from the amount of unnecessary light around.

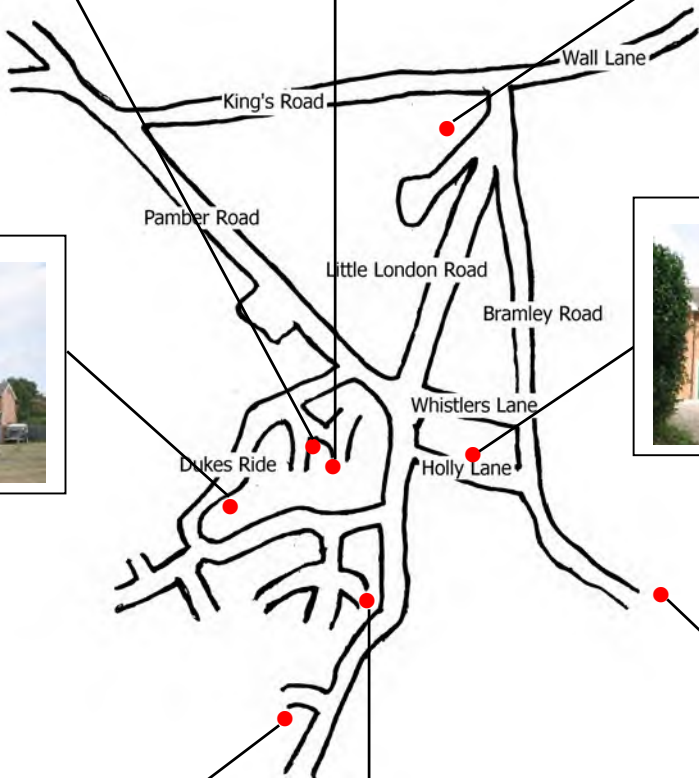
Security lighting on private and commercial properties is even more noticeable in a parish like Silchester where street lighting is at a minimum. The light pollution that security lighting causes is in itself a big problem.

However, the deterrence of intruders that is the obvious motive behind such installations makes it a difficult issue to tackle. Guidance about such installations should cover the intensity and duration of any light that is activated by movement. No lights should be left on all night.

### Planning Guidance

- *Lighting in the Countryside: Towards Good Practice*. This Guide, published in July 1997 covers all forms of lighting, including lighting for security, sports facilities, commerce, retail, agriculture and mineral extraction; lighting of buildings, villages and residential development; and lighting of rural roads, junctions, services and parking areas. Its key objectives are to identify good practice in the planning and design of lighting in rural areas, and to advise on how it can be achieved, using case study examples.

**Some Buildings from the late C20th**





## The surrounding area

### Farmed Land

The following text is quoted from the BDBC Countryside Design Summary, passed as supplementary planning guidance in 2002: "The farmland [in this area] is mostly pasture or arable, with numerous paddocks and stud farms in the west of the area. Gravel in the north has given rise to heath soils. Extensive areas of coniferous woodland and heath-associated vegetation are found around Highclere and Burghclere in the north-west, and Silchester in the north-east. Silver Birch, Scots Pine and Oak are the dominant tree species in these areas. Hawthorn, Blackthorn, Holly, Alder Buckthorn and Gorse are typically found on the heath soils."

"Distinctive parkland landscapes are found at Highclere (Grade I), The Vyne (Grade II), Beaurepaire Park and Ewhurst Park. The roads are relatively straight and direct within the coniferous plantations around Silchester. Elsewhere, narrow winding lanes, many of which follow the south-north running valleys, connect the scattered settlements. There is a dense network of public paths across the area."

### Land usage

**Grazing.** A small herd of steers grazes freely on Silchester Common, as well as in Lord's Wood and Pamber Forest. The 17-strong group, (originally introduced in 2001) is made up of purebred Dexters. These are among the smallest cattle breeds in the world and are most often black, although some are red-brown. They are solid and compact with a life expectation of about 20 years. Dexters are good browsers having been bred to live on low-quality vegetation and to forage for their own food. These attributes were considered to be crucial when deciding whether or not to re-introduce grazing stock on to the common land within the parish of Silchester. It represented the most cost-effective means of maintaining heathland and limiting tree growth. An additional bonus is that the "varying grazing pressure" creates a diversity of habitats that include open pool margins, gorse stands, short grasslands and bushy heather. This in turn helps to support the widest possible spectrum of heathland species (see the Wildlife section for more details).

**Managed woodland.** Villagers make recreational use of the managed woodland within the parish for the purposes (amongst others) of dog-walking, rambling, horse-riding, bird- and butterfly-watching and jogging. These small woodlands supplement the areas of common land also used for these purposes. Englefield Woods adjoining the parish to its north western boundary is a much larger and commercially managed woodland. It provides all of the same amenities available in the parish, but in addition is also a buffer zone against the possibility of further development from a north-westerly direction.

### Changes in land use

If you look around the parish now and try to compare what you see with what you would have seen 100 years ago, much would seem the same. The most obvious difference is evident in the houses built in the last 50 years in what we have described as 'the heart of the village'. But there is another more subtle change. Most of the parish is farmland and this is characterised architecturally by a series of nice old farmhouses particularly in the southern portion. Tour around this area and you will see (among others) Brook, Park, Clappers, Dicker's, Silchester, Byes, Haines and Halls farmhouses. These buildings are (in general) no longer the focus of individual farming enterprises. One or two carry on rural activities such as livery stabling but most are used solely as residential dwellings. The farming itself is still carried on, but is usually carried out by farming contractors.

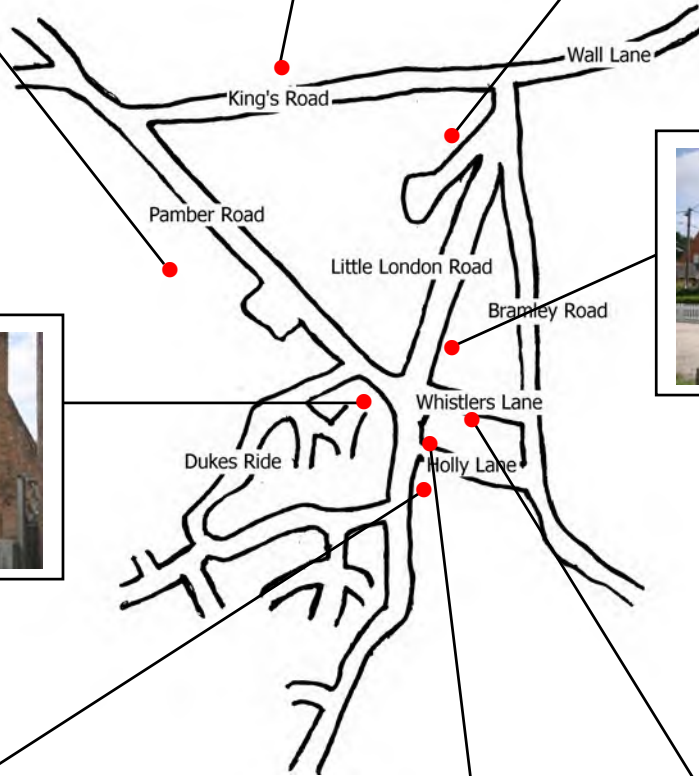
### Hedges and Verges

Individual hedgerows were not included in the Conservation Area Appraisal plan. However, their contribution to the character of the village should not be underestimated and their significance can be judged from the many photographs in this VDS showing the various hedgerows currently to be seen throughout the parish.

In addition, the village presents an attractive open planned nature as far as its estate areas are concerned. Even though the trees and hedges that were planted when the estates were built have now matured, the essential openness has been preserved.

### Planning Guidance

- Silchester is a countryside village working hard to maintain the open nature and feeling that is everywhere evident. Villagers want to avoid the feeling of being overcrowded and are particularly anxious to ensure that encroachment does not spread eastward from the Tadley and Pamber Heath direction.



**Some Buildings from the C19th and earlier**



## Conservation Areas

### Introduction

In 1992 BDBC first designated a Conservation Area in the village of Silchester to recognise the special architectural and historic interest of the village. The Conservation Area Appraisal document was adopted as Supplementary Planning Guidance by BDBC on 17 July 2003 and complements the policies in the Borough Local plan (1996-2011) which was adopted on 17 July 2006. The Appraisal document arose from consultation between BDBC, the Parish Council and local village groups.

The factors that were considered before the Conservation Area was designated included the village's historic development, the contribution of individual or groups of buildings to the street scene, the spaces that surround them, and the relationships of the built environment with the landscape.

The Conservation Area is made up of two separate and distinctive parts: the Village Centre and The Pound. There are 11 buildings included on the List of Buildings of Special Architectural or Historic interest, as being of local or regional importance (Grade II). The listed buildings represent a variety of building types, mainly dating from the 17th to 19th Centuries, and are dispersed throughout the village. They are often located at prominent positions within the area and therefore make a significant contribution to the special qualities of the Conservation Area.

In addition to the listed buildings, there are also many unlisted buildings of particular individual or group value, which are indicated on the plan as notable.

The main village is essentially residential and intimate in character, with an informal arrangement of buildings around narrow lanes and the common. The lanes link together small pockets of spaces often defined by key buildings. The Pound is also residential but of more rural appearance than the main village.

### Area 1: Significant Buildings in The Village Centre

**Culhams Farmhouse** (Grade II) built in 1847, is a house of status and is almost hidden by late 20th Century houses built on the adjacent land. Its dominant chimneystacks and steep slate roof can be glimpsed from along Little London Road.

**Silchester House** is in Holly Lane, set back from the road in extensive grounds. This listed building dates from about 1840 and is a large and intricate building of early Victorian Gothic style, reflecting the wealth of this area in the middle of the 19th Century. The building is characterised by its strong gables and the interesting roof slopes with sets of highly ornate chimney pots. The outbuildings adjoining the House are also of merit - the clocktower to the building adjoining the western end of the house is a prominent feature that can be viewed along Holly Lane as it curves around the house.

Opposite the common, **Vine Cottage** is an early 19th Century, two storey brick building with prominent catslide at the rear. Across the road on the same side of the common, **The Old Stores** on the corner of Whistlers Lane, dates from the 18th Century. Its vernacular and polite symmetrical front elevation and hipped tile roof are prominent from across the common and help define the space between it and the public house opposite.

There are also a number of non-listed buildings that have individual architectural merit. **Romans Hotel**, is a large, imposing 'Arts and Crafts' building, designed by Norman Evill, a London architect and pupil of Sir Edwin Lutyens, that was constructed in the early part of the 20th Century. This distinctive building occupies a large semi-public space off Little London Road. Just to the south can be glimpsed a long brick-built barn with slate roof that lies between the modern **Brookfields** and **Prospect House**. This offers a reminder of the predominantly rural character of the area.

**Woodrow** is of an unusual form as the original 19th Century building has been extended to the north. This brick-fronted and clay-tiled building is set within a mature tree belt. The **Village Hall** has a dominant form, with its tall and steep pitched roof slopes and tile-hung gable-end facing the common. The former **Forge Cottages** off Pamber Road are an important terrace of brick construction and predominantly slate roofs that screen views of more modern development behind. In doing so, the terrace retains the character of vernacular buildings around the edge of the common.

### Area 2: Significant Buildings in The Pound

**Pound House** stands slightly apart to the western end of the hamlet, set within an extensive garden that stretches down to Silchester Brook to the south. It has a symmetrical and polite elevation and appears to have been intended to be set apart from the main group of buildings.

**Pound Cottage** is a long, rendered brick building framed by two later cross wings extending forward of the original building line. The more recent adjoining garage building is of complementary scale and has a small, but prominent clocktower that can be seen along Church Lane. **Robin's Roost** is a one and a half storey cottage, built of brick with thatched roof and 'eyebrow' dormers. The thatched garage building to the rear hides the cottage from view, but contributes to the rural character of the area. The stable block in the grounds of the **Old Coach House** helps define a small, intimate space behind.

### Planning Guidance

This can be found in the Conservation Area Planning Guidance adopted by BDBC in 1992

**Some Buildings from the late C19th and early C20th**





## Buildings

### Types of buildings and materials

#### Styles

Silchester has developed and grown over a long period of time and the resultant styles of buildings in and around the village emphasise this growth. However the growth in styles is not ad hoc and there is a definite pattern of development as sections of the village have undergone periods of growth followed by stability.

In the 'old' village, generally defined by the two Conservation areas, there is a high proportion of timber and thatch and local brick and slate-roofed buildings. In the northern section around School Lane and Kings Road houses are predominantly built of local brick with slate roofs. In the 'modern' estates around Dukes Ride and Hydes Platt, the buildings are typically 1960s and 1970s of imported brick or rendered brick with tile roofs.

Within these distinct areas there are other individual styles but they tend to be 'infill' developments and often are visually obtrusive and would not meet recent planning guidance.

#### House Sizes

Silchester has a wide range of house sizes from very small cottages to mansion houses and it is this variety that is part of the attraction of the village. There is a tendency for recent developments to follow the typical South East standard four bedroom detached type. Only two recent developments have smaller houses, one of which is an estate of affordable housing that lacks the variety seen elsewhere in the village.

For the village to maintain its essential character, buildings of different sizes should be part of the future planning. In addition small houses are more affordable and therefore encourage younger people to either remain in or join the village community.

#### House Extensions

As families increase in size and because Silchester is a popular village for families, there is a tendency for houses to be extended. Some types of houses (such as those in the 1970's estate around Dukes Ride) are suitable for extension, whilst for others any sideways or front extensions can distort and seriously affect the streetscape.

When house extensions are permitted, the building materials should match those used for the original house and the extension should be in keeping with the size of the original house.

### Particular visual aspects

Many distinctive buildings within the Parish are illustrated in the map pages of this document.

### Other man made aspects

A raised transformer supported on large telegraph poles dominates the centre of the village. This is placed opposite the pub and between two notable buildings, and this together with the associated lines from the transformer is ugly and eye-catching. Similar visual pollution should be avoided if at all possible in the future.

Villagers are keen to maintain the footpaths in a usable state and this concern is enforced by the presence of a Footpaths Officer. The Silchester Parish Council promotes the awareness, use and maintenance of all footpaths in the parish and these are regularly marked. To this end a footpath map called "Exploring Silchester" (available through the Silchester Parish Council) was produced in 2006.

### Planning Guidance

- All developments should respect the separate definable areas within the village
- New buildings should be of similar proportions and construction to houses in the vicinity
- Buildings should reflect design styles and features such as doors, windows and roofs of other houses in the vicinity
- Developments should retain existing mature trees and other natural features in order to maintain the country aspect of the village
- Developments should employ boundaries of a similar style to other plots in the vicinity including where appropriate open front gardens
- Future development should minimise the use of overhead power lines
- Developments, 'infill' building and house extensions should be in keeping with the surrounding area taking account of the style and type of buildings within that particular part of the village
- New developments should have a suitable variety of building sizes with a suitable number of small houses
- For house extensions the effect on the streetscape needs to be taken into account. Matching building materials should be used



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## Important aspects of the village

### Silchester Common

A large part of Silchester Common (together with Lord's Wood and Upper and Lower Inham's Copse – all three of which are privately owned) was declared a Site of Special Scientific Interest (SSSI) in 1951 due to its diversity of flora and fauna. It is in continual use by many local people for a variety of different activities - walking, jogging, nature rambling, exercising dogs and wide games (an old-fashioned term for kids enjoying themselves outdoors!). It has become an important amenity. It provides a natural break between Silchester on the one hand and the larger village of Pamber Heath and the nearby town of Tadley on the other.

Silchester Common itself is one of a few surviving tracts of heathland in the Thames Valley region of North Hampshire. It is owned and looked after by the Silchester Parish Council. Heathland is an internationally endangered habitat. Approximately 90% of the heathland in North Hampshire existing at the end of the 18<sup>th</sup> century has now been destroyed. The area covered by BDBC has lost 98% of its former heaths and currently half of the remaining 160 hectares is now severely degraded by abuse or neglect. In an attempt to recover from this position, a management committee of local people and specialist advisors has been formed to ensure that a programme of work required to restore the common is carried out. This is now under way and new areas of heathland are currently being reclaimed.

The heathland areas of Silchester Common are particularly important, forming a scarce habitat type that is regarded as the best example of calluna/erica/ulex heathland on the Tertiary deposits in the Thames Basin.

### Flex Ditch

At the foot of the short hill that leads down from the village centre southwards at a sharp right-hand bend, is the 'Flex Ditch', a Scheduled Ancient Monument. The ditch which is now well covered by mature vegetation, but visible from the pond alongside the main road, adjoins the line of a former Roman Road (the 'Portway') that crosses the main road at this point. The pond and ditch create an intimate space at the southern entrance to the Conservation Area, which is revealed beyond the bend in the road and up the hill. The tall chimneystacks on Culham's Farm are the visible sign of the area.

### Treasured Views

Walk the short path from the Silchester War Memorial and along the track to the Roman town walls. Emerging from the wooded canopy the town opens out before you over ancient pastureland towards St. Mary the Virgin Church, the parish church of Silchester. Walk southeast or north around the wall. Either route leads to views unparalleled elsewhere locally.

Go southeast and walk down past Rampier's Copse and scramble up onto the top of the 5 metre high eminence. Across the enclosed town area to the north you can see towards Reading for miles across open farmland studded with small swathes of ancient woods - in springtime the new greens have a hundred different shades but only a handful have ever been properly named.

Go north and you're soon walking along high on the wall with the new excavations to your right, where annually each summer a small 'Roman' town of archaeologists' tents emerges to house the new season's dig. On for a further half mile swinging round to the east and the walk reveals a view back across the town towards Basingstoke, equally as enchanting as the view from the opposite side. In the early summer as the grass starts to grow up, the wild flowers can be seen growing strongly in straight lines along what 1600 years ago may have been roadways through the Roman town. The town's history comes to life in front of your eyes.

Views across the playing fields and into Silchester from Pamber Heath and south down Little London Road are also particularly cherished by local residents and help to define the character of the village.

And finally, the view from the dry heath on the open upper plateau of Silchester Common overlooking the densely wooded wet, marshy valley areas that drain into the stream leading towards Pamber Forest; Silchester's unique character is derived as much from the Common as from any other single feature, even the Roman Town, some think. The banked, thickly covered sides of this valley provide shelter for the annual arrival of the nightjars from Africa. Gorse, heather, furze and other plants that thrive in the sandy soils, give way on the western side to a mixed woodland that contains many traditional English woodland species, oak, beech, ash and birch. With the wind in the right direction, (so that the road sounds drift off away from hearing), this private-seeming area of common land in the late summer evenings is a place of profound peacefulness and tranquillity.

### Planning Guidance

- All developments must be reviewed to ensure they do not result in encroachment onto Silchester Common
- The environmental impact of any new developments, particularly on drainage or potential pollution must be carefully assessed to prevent damage to the SSSI
- Care should be taken that any developments do not impinge on the unspoilt nature of any Iron Age, Roman or historically significant remains from any other period
- Any developments that impact on the scenic views identified in this and the Conservation Area Appraisal should ensure that they retain the overall visual impression

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## Wildlife

### Birds

Bird species that particularly benefited from the reclamation work carried out on Silchester Common (see above) are the nightjars, Dartford warblers and woodlarks. Woodlarks are a particularly endangered species with a national count of some 1500 pairs in the whole of the United Kingdom. These birds have been seen during 2005 and 2006 on our Common, and of these Dartford warblers are known to breed there.

Although not within the Thames Basin Heaths Special Protection Area (SPA) for heathland, Silchester Common displays many of the same characteristics, and supports many of the same species, particularly the birds. The SPA is protected under the European Union's 1979 birds directive, translated into English law as the Habitats Regulations of 1994. This advises that the special characteristics of the vanishing heathland are best protected in Europe by enforcing a ban on any new developments within a 400-metre building exclusion zone from the heathland boundary.

Of the larger species to be seen regularly there are frequent visits by buzzards all over the parish, the occasional red kite, frequent tawny owls and less frequent but more than welcome visits by barn owls.

In the summer we are visited by many familiar species such as the cuckoo and yellowhammer. Less well known but equally as frequent we also see willow warbler, chiffchaff, wheatear and blackcap.

All year round we are fortunate to find such species as skylark, green, great spotted and lesser-spotted woodpeckers, nuthatches, song and mistle thrushes, kestrel, bullfinch, jackdaw, jay and magpie, pheasant and partridge.

### Deer

A typical feature of both woods and the farmland within the parish is the presence of deer. The two species encountered most frequently are the native roe deer and the muntjac that arrived as an exotic escapee from collections brought from overseas. They can be seen all the year round, although the roe deer are easier to see, being larger than their introduced cousins, and also prone to foraging in family groups.

### Other mammals

Badgers and foxes are to be encountered by the observant, especially around about the hours of dusk and dawn. There has been no hunting activity over the land in the recent past, and with the new legislation in place against foxhunting with hounds this is likely to continue to be the case. Rabbits are widespread and the occasional hare can be seen on the open ploughed farmland throughout the year.

### Reptiles

Silchester Common is home to four of the six native species of reptile, which provides an ideal habitat for them. They are the common lizard, slow worm, grass snake and adder.

### Butterflies

Although not within the parish, Pamber Forest is well known for its butterflies. A project to re-create the ideal conditions for the rare small pearl-bordered fritillary is finally producing results after 13 years. The effectiveness of this project is in part due to the Forest's proximity to other areas such as Silchester Common and Upper Inham's Copse, both within the parish, which are also perfect breeding sites for this (and many other) butterfly species.

Other unusual butterflies breeding in this area include the silver-washed fritillary, purple emperor, purple hairstreak and white admiral.

### Trees

The woodland throughout the copses and other wooded areas to the south of the village centre constitutes one of its most distinctive features.

There are a number of mature trees of note in the village, including a maturing walnut to the rear of the Calleva Arms, a fine copper beech and a cedar of Lebanon, both in the grounds of Silchester House and a notable hedgerow of hollies along Bramley Road.

There are also a number of a rarer species, in particular the wild service tree that can be found in the local woodland.

### Planning Guidance

- Any new agricultural buildings should be carefully sited to minimise their impact on the wider landscape
- Note that new development is unlikely to encroach on the common because of the legislation protecting SSSIs



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## Living with the motor car

### Traffic Calming

Traffic calming is very important to the village but it is widely felt that it should not be intrusive. So, for example, the technique of restricting the carriageway to one lane and introducing traffic priority to oncoming vehicles as has been brought in to Little London near 'The Plough' would not be universally welcomed in Silchester.

Some natural calming such as the bends around Flex ditch help to reduce speeds, but the straight sections (maybe from old Roman roads) tend to encourage traffic to travel too fast. However, to counteract this tendency, the removal of white lines from the middle of some roads within the parish has had partial success in encouraging slower driving speeds.

Another possible improvement within Silchester could be made by changing the speed limit throughout the village from 40 down to 30mph. Traffic calming continues to be a difficult issue, but residents are united in their request for a reduced speed limit.

### Street Furniture

Several of the views into the village and within the centre of village have already been spoilt by an excessive number of road traffic and other signs.

There is a need to minimise street furniture wherever and whenever possible. This should be done, of course, without compromising the safety of those who seldom travel through Silchester and may need extra assistance to navigate hidden entrances and sharp bends safely. Unfortunately traffic-calming measures are usually associated with increased signage.

Signage could be minimised if the whole village was a 30 mph area - all that would be needed would be the signs at the entrance to the area

Large road direction signs in a village environment are unnecessary and, in the light of recent moves to provide traffic calming, smaller, traditional finger post signs can act to slow traffic at junctions.

Large brown 'tourist signs' are ugly and out-of-keeping in the village environment because of colour impact and disproportionate size. Such signs are designed for major roads and are not appropriate for villages.

### Parking

Within the parish next to the playing field, we are fortunate to have a large free car park, provided by the Silchester Parish Council, enabling anyone who visits the village for sporting or other reasons to park safely close to their destination. This car park should also be used by all those parents picking up or collecting children from the Silchester Primary School. This is to avoid danger and congestion on the very narrow School Lane access road.

There is also a large car park near Calleva Atrebatum, although local police advise extreme care when using this facility because it is regularly targeted by car thieves. It is not thought cost-effective to have even a part-time car park attendant available to deter would-be thieves.

The increase in private car use has led to an increase in vehicles parked outside housing boundaries, often parking illegally on Common Land. New developments should be planned to permit adequate parking on-site as well as allowing access for service vehicles .

### Heavy & large Vehicles

The entrance to the village from the south (along the Little London Road) has a weight limit of 7.5 tonnes except for access. However the northern part along Kings Road does not have a limit and heavy vehicles use the road as a 'short cut' to travel from Tadley to the M4 and Reading. This is exacerbated by the number of haulage companies that operate out of Tadley. Officially the HCC has a voluntary code for such vehicles to use Welshman's Road; a route that has very few houses. A weight limit would enforce this route and reduce the danger to pedestrians, damage to road verges and inadvertent road widening. This problem will increase with the development of business units at Valentine's Wood.

### Planning Guidance

- Adequate parking should be provided within the boundaries of each new property
- New developments should ensure adequate vehicular access arrangements both for residents and for service vehicles such as refuse collection
- Where possible any additional signs should replace existing signage. Traditional wooden signposts are preferred to their modern equivalent. Street furniture should be minimised. Large signs and tourist 'brown' signs should be replaced by those more suited to a village environment
- HCC should be encouraged to apply their Good Practice Guidance for Villages
- New developments should be encouraged to minimise high-voltage security lighting
- Traffic calming is to be encouraged within the limits outlined above but the villagers would prefer to continue to press for a 30mph speed limit throughout the whole village
- An extension of the village weight limit to the northern part would reduce road damage and improve road safety for pedestrians
- HCC Highways Authority has developed a good practice document "Design Guidance for Special Areas", which was complemented in 2002 with guidance called "Use of Traditional Materials". HCC should be encouraged to utilise this guidance in future within the parish of Silchester



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## Conclusions

Although the central part of Silchester is compact, the village has a diverse and widespread pattern of settlements and house styles. Each area has developed at its own pace and ultimately this has resulted in groups of individual building methods and materials ranging from timber and thatch; through timber, brick and tile; to brick and slate and finally to the modern use of brick, render and tiling.

Even though this slow development has resulted in a wide mix of building styles, it is very important to note that the wrong building type in the wrong place has considerable negative impact. Future development and planning should take account of the historical context of each specific area within the village and re-enforce the particular qualities of each area through the use of matching or complementary building styles and suitable use of open space where appropriate.

A significant proportion of the village is designated a Conservation Area, however most of this Area is closely joined to the remainder of the village and this should be taken into account in assessing planning in the parts of the village outside of the Conservation Area.

The village is closely allied to the surrounding countryside, its own Common and the historical town of Calleva Atrebatum. There is an overwhelming wish from within the community to safeguard the rural and village landscape, patterns, ecology and traditions.

Key points taken from the various village meetings to discuss this Village Design Statement can be summarised as follows:

- Any development should be in keeping with and sensitive to the essence of Silchester. Development should reflect the essential character of the locality, established by size, scale, density and design of the surrounding buildings. Traditionally used materials should be incorporated into new developments where appropriate.
- Protection and maintenance of the existing landscape is a vital element in future planning. Any new development should not prejudice the coherent and contiguous habitat for wildlife around the village
- Great effort should be made to maintain historical features and aspects. For example, the close juxtaposition of Listed and Notable buildings should be uncompromised by out-of-character new buildings
- Developments should have similar boundaries in style and size to other plots in the vicinity including, where appropriate, open front gardens
- Agricultural buildings should take account of the comments in this VDS, particularly with respect to the impact on the wider landscape
- Traffic calming and vehicle weight restrictions are to be encouraged although the general consensus is that a 30 mph speed limit throughout the whole village is preferred
- The rural character and charm of the country lanes should be protected and road signs strictly limited to those that are absolutely necessary
- Changes to country lanes, lakes and ponds, footpaths and other rights of way should be considered only in very rare circumstances. Mature hedgerows, trees and other plants should be preserved. No development should be permitted on Silchester Common or the Roman Site
- There is a wish for the core of the village to remain free from street lighting. Reduced light pollution should be encouraged throughout the village. Low level security lighting should be specified in place of high power arc lighting



Spring



Summer



Villager attending a Public VDS Event

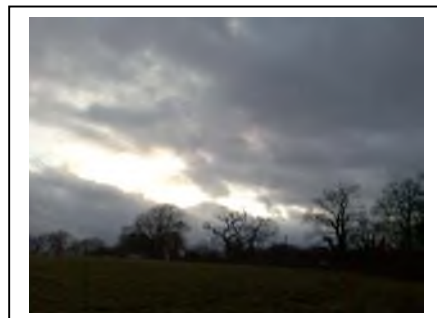
Autumn



Winter



Night comes over Silchester



## Sources and References

1. The Countryside Agency Research Notes/CRN 53 - "Village Design Statements - their influence on new development" Dec 2002
2. Silchester Common - An Introduction to the Historical background and Conservation Management
3. Basingstoke & Deane Landscape Assessment; Main Report/Part 2: Landscape Character Areas - North Silchester
4. Roman Silchester. The Archaeology of a Romano-British Town - George C. Boon - pub. Max Parrish London - 1957
5. Silchester Conservation Area Appraisal - April 2004
6. A Guide to Silchester: The Roman Town of Calleva Atrebatum - Michael Fulford - New Edition 2002
7. St. Mary the Virgin: Silchester - George C. Boon - reprinted in 2000
8. The magazine of the Hampshire & Isle of Wight Wildlife - Winter 2005
9. The Hampshire & IOW page of the Butterfly Conservation website
10. Silchester Parish magazine for February 2006
11. The Regional Woodland Strategy website (<http://www.woodlandforlife.net>)
12. Birds Britannica - Mark Cocker & Richard Mabey - Chatto & Windus 2005

## Timetable of Public VDS Events

Throughout the development of the Silchester Village Design Statement, Silchester villagers were given the opportunity to provide comments, advice and views. This included public meetings, articles in the parish magazine, a mail shot to all villagers, a school project and a Silchester VDS display stand at various village events. Details of these are provided below. Related documentary evidence is available on request

June 2002	Mailing to every Silchester household inviting them to the first VDS Meeting
June 2002	Article in parish magazine providing background to VDS
16 July 2002	Public meeting to explain VDS and invite comments
15 November 2002	Display stand and presentation at Silchester Village Hall, cheese and wine evening
23 November 2002	Display stand at Silchester school craft fair
7 December 2002	Display stand at Silchester Christmas Dance
Spring 2003	Silchester School project on village design issues
7 June 2003	Display stand with initial draft document at Silchester Church fete
Periodically during 2004-2006	Whilst editing work was progressing, regular presentations were made to the Open sessions at Parish Council Meetings
December 2006	Article in Parish Magazine inviting all villagers to the meeting of the Parish Council in January 2007 to review the final draft of the VDS



## Photographs and Maps

<a href="#">Front and Back Covers - Top</a>	Part of Silchester Roman Wall
<a href="#">Front and Back Covers - Bottom</a>	Part of Silchester Common
<a href="#">Front Cover - Centre</a>	Silchester Village Millennium Sign
<a href="#">Back Cover - Centre</a>	Silchester Roman Horse pendant - from the front of the 2006 Dig T-shirt
<a href="#">Inside Front Cover</a>	Map of the Silchester Parish reproduced by kind permission of the Ordnance Survey
<a href="#">Inside Back Cover</a>	Work produced by pupils at Silchester Primary School as specific contributions to the VDS
<a href="#">Opposite Table of Contents - Top</a>	Map of Silchester showing the density of dwellings in the main part of the village.
<a href="#">Opposite Table of Contents - Bottom</a>	Ordnance Survey map of Silchester showing the location within the Parish of the detailed map above
<a href="#">Opposite Page 1</a>	1. Pond on Silchester Common - 2. Part of Silchester Roman Wall - 3. Aerial view of Silchester Common - 4. Aerial view of the centre of Silchester village - 5. The Impstone - 6. Silchester Roman amphitheatre - 7. 5-bar gate near the Roman wall
<a href="#">Opposite Page 2</a>	1. Insula No. IX 2006 Dig - 2. The Dig 'Village' 2006 - 3. St. Mary's Parish Church - 4. Detail of a course of the Roman wall - 5. The North Gate through the Roman wall - 6. Latter-day Romans, 2006 - 7. Sifting through the 2006 Dig findings
<a href="#">Opposite Page 3, 4, 5 and 6</a>	Photographs of individual houses within Silchester. The locations are indicated by a red dot, but the house names are not specified.
<a href="#">Opposite Page 7</a>	1. Aerial view of Silchester Common - 2. Silchester common near Lord's Wood - 3. Roman wall looking towards St. Mary's church- 4. Silchester common - 5. Wooded footpath around the Roman wall - 6. Roman wall - 7. Stubble field near The Pound 8. Gate onto Silchester common – 9. Depth marker near ford at Clapper's Farm
<a href="#">Opposite Page 8</a>	1. Red admiral - 2. Buzzards - 3. Humming-bird hawk moth- 4. Silver-washed fritillary - 5. Yellow flags - 6. Roe deer - 7. Common pheasant
<a href="#">Opposite Page 9</a>	1. Unruly signage at the junction of Little London Road and King's Road - 2. Looking down Little London Road to the Calleva Arms - 3. Silchester village free car park (next to the playing fields) - 4. A view of Church Lane next to the Roman wall – 5. Looking from the Calleva Arms; the opposite view to picture 2 - 6. Flex Ditch natural traffic calming to the south of the village - 7. Difficult junction on the lane down to Clapper's Farm
<a href="#">Opposite Page 10</a>	Stabled horse at Clapper's Farm - 2. Cattle near the Roman wall - 3. Leading a corn trailer in the southeast of the parish - 4. Small orchard near The Pound - 5. Bust shelter opposite The Calleva Arms - 6. Footpath leading towards Mortimer West End - 7. Part of Silchester Roman wall
<a href="#">Photo Credits</a>	All photographs were taken by Colin Hyde or Paul Norris except the aerial photographs and that of the Public VDS Event between pages 10-11 that were provided by the kind permission of Peter Hughes
<a href="#">Photo Locations</a>	All photographs were taken within the parish of Silchester

## ROMAN CALLEVA ATREBATUM

**!!SILCHESTER!!**  
*Silchester is surrounded by the Roman Wall,  
 It has a club room and a village hall.  
 A hotel, which has a swimming pool,  
 And a village school.*

*A lovely common were you can walk,  
 A pub where you can sit and talk.  
 There are football and cricket pitches,  
 Silchester Players sometimes have people in  
 stitches.*

*We have a very old Church.  
 Archaeologists come to search,  
 For artefacts that tell us of the past,  
 Where Romans used to march.*

*Silchester house has fireworks,  
 Where everyone goes to enjoy the loud bangs and  
 noises.*

*The garden is open in summer  
 For visitors to enjoy at their leisure.*

*A warm welcome awaits you,  
 From all the people there,  
 We all agree, as you can see.....*

**!THAT SILCHESTER IS THE BEST PLACE TO  
 LIVE!**

*By Jade Saunders*

Silchester is a small, peaceful Roman village situated in an area from which it is easy to commute to the major towns and cities. There is a regular bus service to Reading, Basingstoke and Tadley and trains run from Mortimer and Bramley to places further afield.

The village has many facilities such as a: Primary school, pub, village hall, museum, churches, hotel, leisure centre and much more.

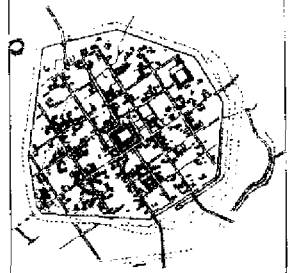
There are lots of activities for both children and adults to take part in. Pantomimes and youth clubs are available for children, while adults can attend the yearly quiz night and theatre productions.

You can walk around our historical feature, the Roman wall, with plaques on the way to tell you about the wall and the Romans. No visit is complete without a trip to the museum and the amphitheatre!

Each year the village house is opened to the public for a spectacular display of fireworks.

*So all in all Silchester is the best place to live and fun for the whole family!*

By Rebecca Ridout  
 Age 10  
 Silchester Primary C. of E. School



### Silchester

We have lots of clubs and teams  
 Like cricket and football,  
 We play upon the village green  
 Which is near Silchester School.

We get good grades  
 In our hardest tests,  
 We revise so hard  
 And try our best.

The Romans Hotel provides our leisure  
 With its gym, tennis court and pool,  
 A delightful feast awaits you there  
 From a roast dinner to an ice cream, cool!

A beautiful countryside surrounds the village  
 Enticing you to venture out and walk,  
 All paths end near to the Calleva Arms Pub  
 Where you can sit, have a drink and talk.

So from all of us here  
 You really should see,  
 Silchester will welcome you  
 Whoever you may be!

By Alison Prickett  
 Year 6 pupil  
 Silchester School

**S** is for Silchester, a great place to live.

**I** is for interesting artefacts of old.

**L** is for a lovely village all of the time.

**C** is for caring people in every house there is.

**H** is for happy as a place to stay.

**E** is for enormous fields we play on.

**S** is for the school and the smart pupils.

**T** is for the teachers working hard for us.

**E** is for everyone working as a team.

**R** is for the Roman wall with the paths along it.

**I** is for the imagination of the Silchester players.

**S** is for special like the pupils in our schools.

**G** is for gardens, open in the summer.

**R** is for restoring Roman things from soil.

**E** is for the enjoyable view everywhere you look.

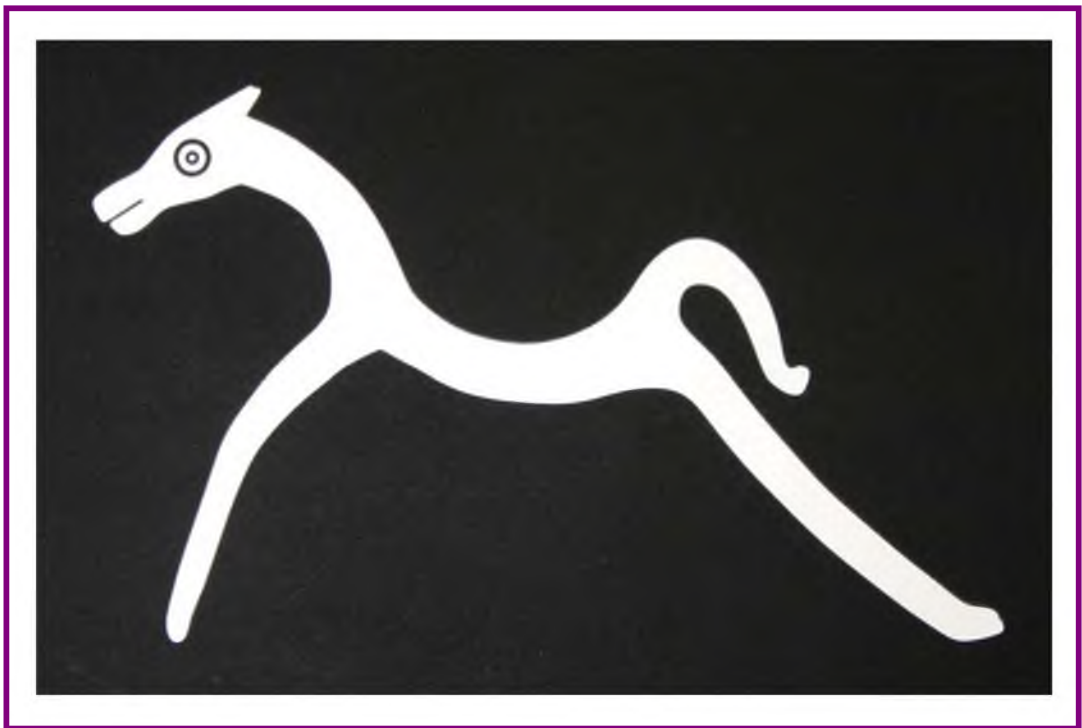
**A** is for the amphitheatre where many Romans sat.

**T** is for treasure, hidden beneath our feet.

**!** So what are you waiting for?

**SILCHESTER IS GREAT!!**

**By Edward Wells**



**Jessica Wells**

---

**From:** N Planning [REDACTED]  
**Sent:** 26 June 2025 15:50  
**To:** Local Plan  
**Subject:** Silchester Neighbourhood Plan Publication Regulation 16 Consultation N  
Response  
**Attachments:** Silchester N P Regulation 16 N Response.pdf

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Dear Sir / Madam,

**Silchester Neighbourhood Plan Publication (Regulation 16) Consultation June 2025  
Representations on behalf of National Grid Electricity Transmission (NGET)**

National Grid Electricity Transmission (NGET) has appointed Fisher German LLP to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the attached representation with regard to the current consultation on the above document.

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

With Kind regards  
Andrew

Our Ref: 105181-024

26 June 2025

Fisher German LLP  
The Estates Office  
Norman Court  
Ashby de la Zouch  
LE65 2UZ

t. 01530 412821  
fishergerman.co.uk

Silchester Parish Council/ Basingstoke and Deane Borough Council

via email only

Dear Sir /Madam,

## **Silchester Neighbourhood Plan Publication (Regulation 16) Consultation June 2025 Representations on behalf of National Grid Electricity Transmission (NGET)**

National Grid Electricity Transmission has appointed Fisher German LLP to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

### **About National Grid Electricity Transmission (NGET)**

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. NGET manage not only today's highly complex network but also to enable the electricity system of tomorrow. Their work involves building and maintaining the electricity transmission network – safely, reliably and efficiently. NGET connect sources of electricity generation to the network and transport it onwards to the distribution system so it can reach homes and businesses.

National Grid Electricity Distribution (NGED) are the electricity distribution division of National Grid and are separate from National Grid Electricity Transmission's core regulated businesses. Please also consult with NGED separately from NGET.

National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.

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

National Energy System Operator (NESO) has taken over the electricity and gas network planning responsibility from National Grid Electricity System Operator Limited (NGESO) as of 1st October 2024. Please also consult with NESO separately from NGET.

### **NGET assets within the Plan area**

Following a review of the above Neighbourhood Plan, we have identified one or more NGET assets within the Plan area. Details of NGET assets are provided below.

#### **Asset Description**

4YG ROUTE TWR (040 - 110): 400Kv Overhead Transmission Line route: BRAMLEY - DIDCOT 1 and BRAMLEY - DIDCOT 2

A plan showing details of the site locations and details of NGET assets is attached to this letter. Please note that this plan is illustrative only. NGET also provides information in relation to its assets at the website below.

<https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/network-route-maps>

### New Infrastructure

Currently there are no known new infrastructure interactions within the area, however demand for electricity is expected to rise as the way NGET power our homes, businesses and transport changes. As the nation moves towards net zero, the fossil fuels that once powered the economy will be replaced with sources of low-carbon electricity, such as offshore wind farms.

The UK Government has committed to reach net zero emissions by 2050. This means achieving a balance between the greenhouse gases put into the atmosphere and those taken out. Decarbonising the energy system is vital to this aim.

NGET's infrastructure projects in England and Wales will support the country's energy transition and make sure the grid is ready to connect to more and more sources of low carbon electricity generated in Britain.

The way NGET generate electricity in the UK is changing rapidly, and NGET are transitioning to cheaper, cleaner and more secure forms of renewable energy such as new offshore windfarms. NGET need to make changes to the network of overhead lines, pylons, cables and other infrastructure that transports electricity around the country, so that everyone has access to clean electricity from these new renewable sources. These changes include a need to increase the capability of the electricity transmission system between the North and the Midlands, and between the Midlands and the South. It is also needed to facilitate the connection of proposed new offshore wind, and subsea connections between England and Scotland, and between the UK and other countries across the North Sea.

Accordingly, we request that the Council is cognisant of the above.

### Further Advice

NGET is happy to provide advice and guidance to the Council concerning their networks. Please see attached information outlining further guidance on development close to National Grid assets.

If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, NGET wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult NGET on any Development Plan Document (DPD) or site-specific proposals that could affect our assets.

We would be grateful if you could add our details shown below to your consultation database, if not already included:

**Angela Brooks MRTPI, Partner**

[Redacted]

Fisher German LLP  
The Estates Office  
Ashby de la Zouch  
LE65 2UZ

**Tiffany Bates, Development Liaison Officer**

[Redacted]

National Grid Electricity Transmission  
National Grid House  
Warwick Technology Park  
Gallows Hill  
Warwick  
CV34 6DA

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

Yours faithfully,



**Angela Brooks MRTPI**  
**Partner**

For and on behalf of Fisher German LLP

### Further Guidance

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

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

NGET's 'Design guidelines for development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgrid.com/document/345326/download>

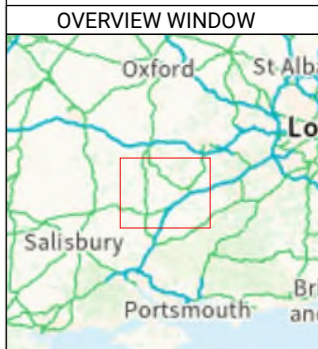
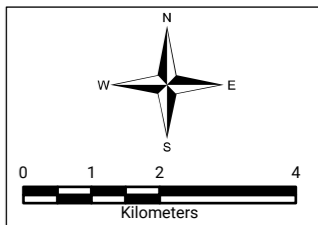
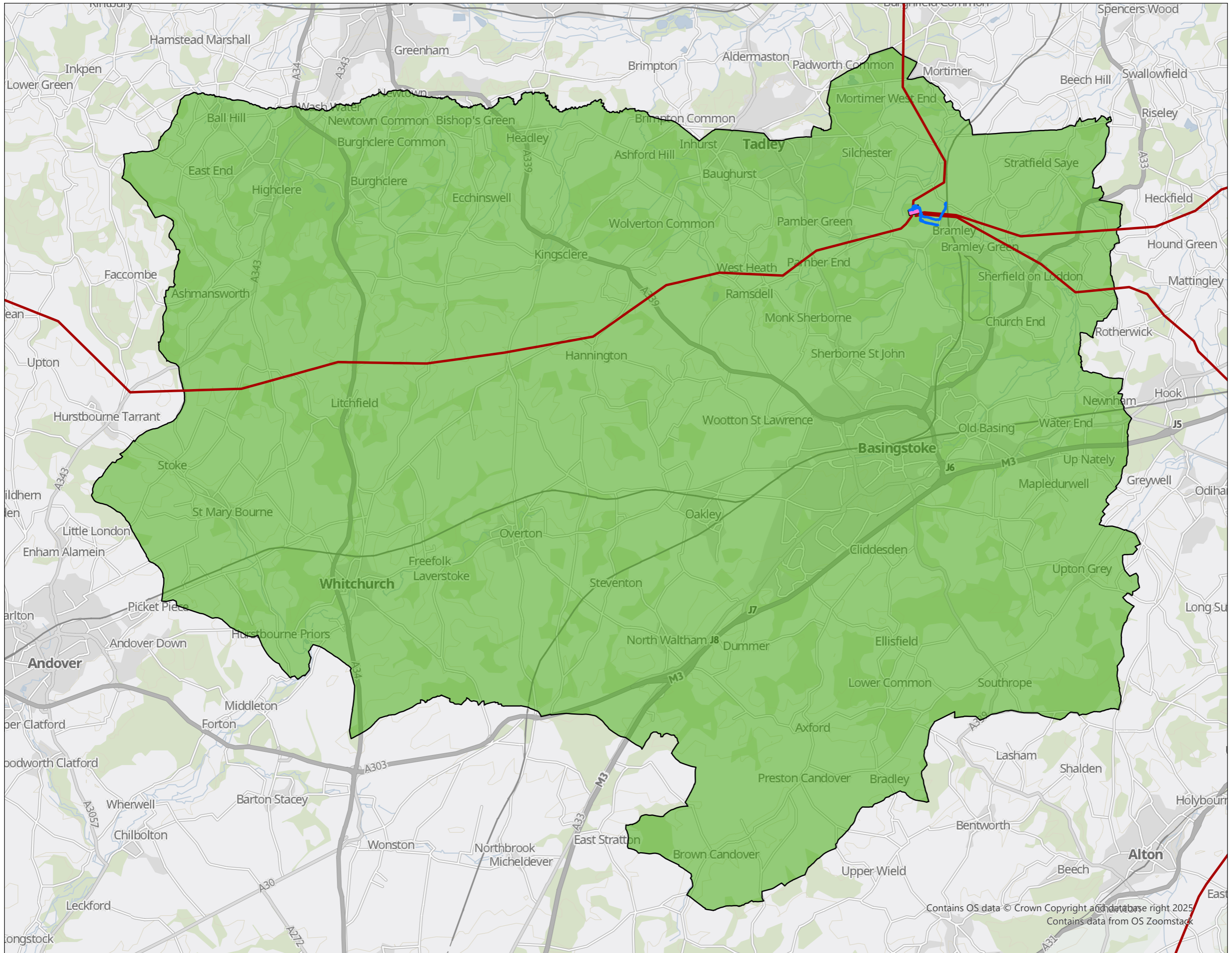
The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can,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

NGET's statutory safety clearances are detailed in their Technical Guidance Note 'Third-party guidance for working near National Grid Electricity Transmission equipment', which can be downloaded here: <https://www.nationalgrid.com/document/349291/download>

### How to contact NGET

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

For local planning policy queries, please contact: [REDACTED]



- LEGEND:**
- Cable
  - OHL
  - Substation
  - LPA Area

REVISION: A  
 CLIENT: **nationalgrid**  
 SCHEME:  
 PLANNING INTERACTION  
 TITLE:  
 LPA ASSET INTERACTION  
 FP: 105181-024  
 SCALE: 1:111,000 @ A3  
 DATE: 20/05/2025

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 Ashby de la Zouch,  
 Leicestershire, LE65 2UZ  
 01530 412821  
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**Jessica Wells**

---

**From:** eata inn [REDACTED]  
**Sent:** 06 June 2025 11:24  
**To:** Local Plan  
**Cc:** Planning Services; Patricia; Spatial Planning; transportplanning@basingstoke.gov.uk  
**Subject:** RMAL R SP NS 2025 06 06: N 25 11246 Notification of Publication of the Silchester Neighbourhood Plan 2024-2040

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**From:** Planning Policy Team, Basingstoke and Deane Borough Council

**Our Reference:** H2/2

**Re:** Notification of Publication of the Silchester Neighbourhood Plan 2024-2040

Dear Sir or Madam,

Thank you for our email dated 15 May 2024 consulting us on the above.

National Highways has been appointed the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2014 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long term operation and integrity.

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

We have reviewed information available on our planning portal and have no comments.

Please continue to consult us on the issues concerning Basingstoke Local Plan via our teams in on [planningse@nationalhighways.co.uk](mailto:planningse@nationalhighways.co.uk)

Regards

**Mrs eata Ginn**

**Assistant Spatial Planner Area 3**

National Highways Ridge House Walnut Tree Close Guildford GU1 2L

**Tel:** [REDACTED]  
**E:** <https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/>

**Booked Leave:**

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**National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF**

<https://nationalhighways.co.uk> | [info@nationalhighways.co.uk](mailto:info@nationalhighways.co.uk)

Consider the environment. Please don't print this email unless you really need to.

**Jessica Wells**

---

**From:** NR Land Use Planning [REDACTED]  
**Sent:** 02 June 2025 10:05  
**To:** Local Plan  
**Subject:** NR Land Use Planning - Application Silchester Neighbourhood Plan 2024-2040

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Dear Sir Mada

Thank you for your email.

Please note that O/Rs and use planning processes published at <http://www.onr.org.uk> and use [www.onr.org.uk](http://www.onr.org.uk) **may** apply to some of the developments in the Silchester Neighbourhood Plan 2024-2040 emergency plan.

If you are a local authority or neighbourhood area that are part of an O/R consultation please be aware that in order for O/R to have no objections to such developments we require

confirmation from relevant Council emergency planners that developments can be accommodated in an emergency plan required under the Radiation Emergency Preparedness and Public Information Regulations 2011 and that the developments do not pose an external hazard to the site.

Kind regards

and use planning  
Office or Local Plan Regulation  
[REDACTED]

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

**From:** Contact NR contact onr.gov.uk  
**To:** onr-land-use-planning@onr.gov.uk ;  
**Cc:** Contact NR  
**Sent:** 20 05 2025 09:55  
**Subject:** 20250501 W: Notification of Publication of the Silchester Neighbourhood Plan 2024-2040

Hi Tea

We have received the feedback for our information.

We have now closed this on our end.

Thanks  
Iv.

**Oliwia Croucher**

Public Correspondence  
Strategy and Corporate Affairs Directorate

M [REDACTED]  
Monday 19th

---

**From:** Local Plan <[REDACTED]>  
**Sent:** 16 May 2025 11:54  
**To:** Local Plan <[REDACTED]>  
**Subject:** Notification of Publication of the Silchester Neighbourhood Plan 2024-2040

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Dear Sir Madam

Basingstoke and Fareham Borough Council is now in receipt of the submission version of the Silchester Neighbourhood Plan NP along with all accompanying documentation required under the Regulations. The Submission Silchester NP sets out a vision for the neighbourhood area and planning policies which will be used to determine planning applications locally and guide development in the neighbourhood area up until 2040. The Submission Silchester NP is subject to formal public consultation until **Monday June**

### **What does the Silchester Neighbourhood Plan consist of and where can it be viewed**

The Submission Silchester NP consists of the following:

- Silchester Neighbourhood Plan
- Heritage Technical Note
- Landscape Visual Technical Note
- Silchester Design Code
- Consultation Statement
- Basic Conditions Statement
- Qualities Impact Assessment
- S A Screening Report

These submission documents are available to view on the council's website at [www.basingstoke.gov.uk/SILNP](https://www.basingstoke.gov.uk/SILNP).

These submission documents along with a guidance note are also available for public inspection at:

asingstone and Eaneorough Council Offices Monday to Friday : 0am - 4. 0pm ;  
asingstoneiscoer Centre : 0am - 6: 0pm on Monday to Friday s except for  
uesday s when it is open from . 0am to 1. 0pm and : 0am - 4: 0pm on Saturday s ;  
adle Lirar Mulfords Mill adle R 26 J Monday : 0 am -5pm uesda : 0am -  
1: 0pm hursda Saturday : 0am - 5pm

Mortimer Lirar 27 Victoria Road Mortimer Common Reading West er shire R 7 S .  
Monday 1pm-5pm; uesda : 0 am 5pm; rida 1pm- 6pm; Saturday 10am 12: 0pm  
he Calle a Arms pu Little London Road Silchester Reading R 7 2P .  
us Shelter oo lirar in Silchester

contacting Graham Wright at the Parish Council via email at [graham.right@silchester-pc.go.uk](mailto:graham.right@silchester-pc.go.uk) or [plan.silchester.org](http://plan.silchester.org) or phone on 07 724 047

### o can you make our representations

Representations in relation to the Silchester NP and supporting documents should be submitted to theorough council using one of the following methods:

**online response form** at [Consultations asingstone and Eaneorough Council online Consultation Portal](#)

**return representation form or submit written comments by post to:** Planning Polic team asingstone and Eaneorough Council Civic Offices London Road asingstone R 21 4A

**return representation form or submit written comments by email to:** [local.plan@asingstone.go.uk](mailto:local.plan@asingstone.go.uk)

**only those representations that are made in writing and that are received by the council within the consultation period from Monday June will be considered.** All responses will then be forwarded to the plans examiner once he/she is appointed.

When making your representation please can you indicate whether you wish to participate in an examination Public hearing should the examiner decide there is a need for one and also whether you wish to be notified about the examiner's Report and the Made Silchester NP.

If you require further information or advice on how to respond to this consultation please contact asingstone and Eaneorough Council's Planning Polic team telephoning 01256 44 44 or emailing the team at [local.plan@asingstone.go.uk](mailto:local.plan@asingstone.go.uk).

You are receiving this email as you are registered on the council's planning polic mailing list or are a statutory consultee. If you wish to amend your details or remove your details from the database please contact [local.plan@asingstone.go.uk](mailto:local.plan@asingstone.go.uk).

**Ianninolic Team**  
**Basingstoke and Deane Borough Council**

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# Jessica Wells

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**From:** James les [REDACTED]  
**Sent:** 0 June 2025 15:1  
**To:** Local Plan  
**Subject:** Silchester Neighbourhood Plan Reg 16 Shorewood Homes  
**Attachments:** 515 5 Shorewood Homes Reg 16 00625.pdf

**Importance:** High

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Dear Local Plan team,

Please find attached a representation on the Silchester Neighbourhood Plan Submission Draft on behalf of Shorewood Homes.

I would be grateful if you would confirm receipt of this submission.

Many thanks,  
James

Director MRTPI | [REDACTED]

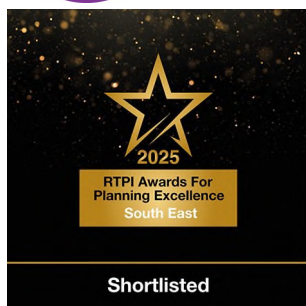
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# **SILCHESTER NEIGHBOURHOOD PLAN SUBMISSION**

Regulation 16 consultation

Prepared by Pro Vision on behalf of Shorewood Homes

June 2025

**REGULATION 16 CONSULTATION**

SILCHESTER NEIGHBOURHOOD PLAN SUBMISSION

PROJECT NO. 51535

**PREPARED BY:**

JAMES ILES

DIRECTOR

**DATE:**

JUNE 2025

**PRO VISION**

THE LODGE

HIGHCROFT ROAD

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HAMPSHIRE

SO22 5GU

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**APPENDICES**

- Appendix A – Representation by Shorewood Homes on the Draft Plan (Regulation 14),  
December 2024.
- Appendix B – Sketch Layout 01 Option 1 (drawing SKL-01 P5)

## 1.0 Introduction

- 1.1 This representation on the Silchester Neighbourhood Plan Submission (Regulation 16) ('the Plan') is made on behalf of Shorewood Homes.
- 1.2 In summary, Shorewood Homes supports the Plan, including the housing allocation policy SIL08.
- 1.3 We can confirm that the land is available for development and that Shorewood has an option agreement with the landowner, which provides certainty that the site can be developed in accordance with policy SIL08.
- 1.4 Whilst the Plan is supported overall, there remain some important details where we seek modification to policy requirements. Without further modifications, we remain concerned that the policy requirements could undermine viability and delivery of the new homes.

## 2.0 Policy SIL08 Site allocation – Land at Little London Road

- 2.1 We note and support that policy refers to “up to 26 dwellings, which would allow for one self-build plot (complementing criterion iii and as explained at paragraph 5.42 of the supporting text).
- 2.2 We support that the self-build plot is exempt from the affordable housing policy requirement (paragraph 5.45).
- 2.3 On the same basis, this single, custom build plot should be excluded from the housing mix calculation (policy SIL6) and we ask that the policy supporting text of SIL08 is modified accordingly.
- 2.4 We support criterion i, which requires the remaining north part of the land (outside of the settlement boundary) to be designated as formal public open space, to be secured through legal agreement, with option for transfer to Silchester Parish Council.
- 2.5 We note and support that the policy has been properly tested through the Strategic Environmental Assessment (SEA)<sup>1</sup>. No other reasonable alternatives for housing development have been identified and the assessment of the allocated site is that it has neutral impact on the heritage objective, neutral impact on the landscape objective and a positive impact on the biodiversity objective.
- 2.6 We are pleased to note that some of Shorewood Homes’ comments made at the Draft Plan (Regulation 14) stage have resulted in modifications to the policy wording and supporting criteria.
- 2.7 However, we note that there remain several instances of unnecessary duplication of other policies that apply to all development (not site specific) and, in some cases, unreasonable requirements.
- 2.8 We continue to seek deletion or modification of the second criterion, which repeats other policies (policy SIL6 and SIL7) and is inappropriate given the introductory paragraph to policy SIL08 states that these are “site-specific requirements”. However, we do welcome that

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<sup>1</sup> Silchester Neighbourhood Plan Final Environmental Report March 2025.

“smaller houses” is now defined in policy SIL06 as “smaller dwellings (1 bedroom to 3 bedroom)” and paragraph 5.39.

- 2.9 Criterion xii is unnecessary and not appropriate for this site-specific policy as it repeats the requirements for all development under Policy SIL13.
- 2.10 Criterion xiv should be modified. It is unreasonable to insist on how and where information (in this case ‘digital connectivity’) is provided in a planning application. For example, such information may be perfectly acceptable in a design and access statement or a standalone report, not necessarily within the planning statement.
- 2.11 An explanation of what is meant by ‘digital connectivity’ would also be beneficial to add certainty for applicants and decision makers.
- 2.12 Criterion xv is duplication of policy SIL5 (Energy efficiency) and is not specific to this site only.
- 2.13 We also note that an “indicative” proposal layout plan has now been included with the supporting text. Although clearly labelled as indicative, the plan used includes significant detail, including an accommodation schedule, so is not appropriate for inclusion with the policy. Such matters will be addressed appropriately through the planning application stage and subject to full consultation with all stakeholders. We therefore ask for this plan to be substituted with the drawing provided at Appendix B (drawing SKL-01 P5), which is a simplified version.

### 3.0 Policy SIL01 Silchester Settlement Boundary

- 3.1 We support the defined Settlement Boundary on the Policies Map, noting that it includes the housing allocation (SIL08 Land at Little London Road).
  
- 3.2 We note and support the exclusion of the new area of public open space north of the housing site and the expectation that this will be passed to the Parish Council.

#### 4.0 Policy SIL2 Design guidance and codes

- 4.1 We note and welcome the rewording of this policy following Shorewood Homes' comments on the Draft Plan.
- 4.2 Our concern was that there needs to be some flexibility in design matters, to account for site specific constraints and opportunities and so as not to stifle appropriate design innovation or change that would complement the local character<sup>2</sup>.
- 4.3 The revised wording asks for "full regard" of the design guidance. A more appropriate term would be "due regard", which better reflects the possibility for some flexibility, innovation or change appropriate to the site specific context.
- 4.4 Finally, we note a typographical error at paragraph 5.11 (It should of course read "Silchester Design Guidance" not "Westbury Design Guidance").

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<sup>2</sup> National Planning Policy Framework 2024: paragraph 135 (c).

## 5.0 Policy SIL5 Energy efficiency

- 5.1 We note the retitled policy, formerly “Addressing the performance gap”. We continue to object to the policy and seek modifications, whilst acknowledging and generally supporting the community objective to ensure sustainability is embedded in new developments coming through this Plan.
- 5.2 We remain concerned by the requirement for a Post Occupancy Evaluation Report and how this would work in practice for the SIL08 housing allocation (of up to 26 homes). This would require multiple reports and involve agreeing access to multiple private properties. Requiring such a planning condition fails the national tests for use of conditions, including that it is unreasonable and unenforceable<sup>3</sup>.
- 5.3 New reference to the ‘Cotswold Net Zero Toolkit’ is noted. Although this is not a local source, we do not object on the basis it is for guidance only and alternative methods could be used without departing from this policy. (We also note that footnote 1 appears to be missing).
- 5.4 The policy as worded is unduly onerous, and absent of any viability testing to justify these requirements, risks undermining the delivery of affordable homes from the housing allocation (SIL08).
- 5.5 We resubmit Shorewood Homes comments on the draft Plan, which includes detailed commentary on the objections to policy SIL5 (Appendix A).

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<sup>3</sup> National Planning Policy Framework 20024. Paragraph 57.

## 6.0 Policy SIL6 Housing mix and type

- 6.1 We welcome the clarification of what is meant by “smaller homes”/ “ Smaller dwellings (1 to 3 bed properties).
  
- 6.2 Noting that Part B requires compliance with Building Regulations and does not exceed them, and that it allows for some flexibility where there is evidence of practical or viability issues, we no longer object to this policy.

## 7.0 Policy SIL7 Affordable housing

- 7.1 The policy provides a clear policy expectation for delivery of affordable housing and is generally supported. However, we seek important modification to ensure that the policy does not unduly undermine viability, which could risk the delivery of the housing allocation (SIL8).
- 7.2 Part A should include clear guidance to cover scenarios where the financial viability of this level of provision is not feasible, in which case no new homes would be achievable.
- 7.3 The supporting text to Basingstoke’s draft policy HSG2 (Affordable Housing)<sup>4</sup> includes an example of such a caveat if “exceptional circumstances” occur after the plan making stage, requiring “robust viability evidence” for independent review. A similar provision is necessary in policy SIL7.
- 7.4 We also seek modification of Part B. A Registered Provider (RP) may not be confirmed at planning permission stage. Therefore, it would be consistent and reasonable to base the housing mix on the latest evidence of need, as set out on the adopted Local Plan and its evidence base (including the Strategic Housing Market Assessment).

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<sup>4</sup> Basingstoke and Deane Local Plan Update 2021 to 2040. Regulation 18 (January 2024). Draft policy HSG2 Affordable Housing (paragraph 10.27).

Appendix A – Representation by Shorewood Homes on the Draft Plan (Regulation 14), December 2024.

# SHOREWOOD

H O M E S

Silchester Neighbourhood Plan Steering Group

By email only to [REDACTED]

16 December 2024

Dear Sir/Madam

**SILCHESTER NEIGHBOURHOOD PLAN 2024-2040 (PRE-SUBMISSION PLAN)  
REGULATION 14  
REPRESENTATIONS BY SHOREWOOD HOMES**

These representations are made by:

Stuart Garnett  
Shorewood Homes  
Newfrith House  
21 Hyde Street  
Winchester  
SO23 7DR

Overall, we 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.

**Policy SIL5**

We question how a Post Occupancy Evaluation Report would work in practice. A house builder builds and then sell houses. It is unclear how you expect compliance from all purchasers of new houses to agree to a post occupancy evaluation.

This is an onerous expectation on a small house builder because post occupation controls are clearly out of their control, so this approach is not reasonable, enforceable, or achievable in practice.

There is no mandatory requirement for this approach. The policy should make recommendations to this approach only.

Para 5.24 talks about actual metered energy use, but how would this be secured from the SIL8 allocation site from 25 separate properties in 25 separate ownerships. The justification for this policy expectation is not proportionate (nor articulated in the plan), to a residential development of this scale.

[REDACTED]  
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There seems to be overlap between SIL5(A) and (D), because the latter is reflecting operational energy which appears to be the same as the Post Occupancy Evaluation. This is not clarified.

Finally, SIL5(E) requires all planning applications for major development to be accompanied by a Whole Life-Cycle Carbon Emission Assessment. This is a reference to the RICS methodology. The 2024 version amounts to 221 pages. It is an onerous requirement for a small house builder to prepare an assessment for a scheme of only 25 homes. We are not aware of any other development plans having a similar requirement and it seems unnecessary to impose a RICS document into planning policy.

No detailed justification is provided why this is a requirement and there are practical issues expected in its compliance during the planning application stage.

The policy says it will only apply to major development. The plan as drafted will only have one major development, which will be the site allocation under Policy SIL8. This makes the proposed requirement even more disproportionate to be imposed on a single small house builder, to a single project over the lifetime of the plan as a whole.

Looking at the detail at Appendix D – this is a very detailed requirement, with para 5 stating “a minimum of 12 months monitoring data is required”; para 3 requiring independent verification by a third party; and para 6 requiring a report submitted to occupiers and BDBC, including “recommendations for reasonable corrective action”.

In practice, this would require a small house builder to have to set aside significant sums of money and allocate considerable time and resource when the justification for the policy is not made. This increases development costs which feeds into project viability. A more appropriate and proportionate approach to sustainability measures should be sought.

There is no Neighbourhood Plan Viability Assessment to assess the financial impact to achieve these energy efficiency requirements. This must be undertaken to assess the Council’s approach.

The policy requirement is not sound, and we object to Policy SIL5 as drafted. We recommend part A, the 2<sup>nd</sup> part of D, and part E are all deleted.

### **Policy SIL6**

Part A says, “provision should be made for smaller dwellings”, however, there is no definition of this. This must be clarified with reasoned justification.

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

  
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to expect all dwellings to be M4(3). Development plans elsewhere seek a percentage, e.g. 5% of properties to be M4(3).

To meet the requirements for M4(3) means larger properties. This would then conflict with Part A's desire for smaller dwellings. For a developer this increases build costs, and in the case of a small house builder bearing in mind they already experience higher build costs compared to a national house builder because they do not benefit from economies of scale. Along with SIL2, the resulting increased build costs further impacts on development viability and the plan's evidence base should assess this.

The policy should be amended to express an appropriate and reasonable evidence-based justification for a percentage of M4(2) and M4(3) properties.

### **Policy SIL8**

The site allocation should be amended to allocate the site for 'up to 26 dwellings'. This is to acknowledge 25 dwellings plus one self-build plot. This is indicated at para 5.40 (approximately 25) and at para 5.42 (a single plot ... for a self-build...) but needs to be made clear in the policy wording itself.

Part ii. seems unnecessary because it duplicates Policy SIL6 (housing mix) and Policy SIL7 (affordable housing), particularly where the introductory para to SIL8 requires development proposals to "accord with the following site-specific requirements and with other relevant policies of the neighbourhood plan". Affordable shall only apply to the 25 homes (as noted at para 5.40) and not including the self-build plot, which is exempt.

Part vi. duplicates Policy SIL2 (design code) and Policy SIL3 (locally important views) and should be deleted.

Part xiii is vague in referring to a "measurable 'net gain' in general biodiversity". But there is a mandatory requirement for BNG and it is questioned if this policy is required.

Part ix. requires there to be "no harm to the heritage significance...". There will inevitably be "some" harm to the heritage assessment, which may be "less than substantial harm", but that is still harm. As drafted, any proposals would then be contrary to part ix. The policy wording must be redrafted to prevent conflict from a development proposal being brought forward in accordance with the general thrust of the policy, and the plan as a whole.

Part xvi. is unnecessary as this duplicates Policy SIL5 and should be deleted.

The unit numbers in the policy wording need to be amended to reflect the text in the supporting paragraphs.

  
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Parts ii, vi, and xvi. should be deleted as they duplicate policy elsewhere in the plan. The same may apply to part xiii.

Part ix. should be amended to simply require a Heritage Appraisal to be undertaken.

### **Policy SIL2**

In respect of Policy SIL2, it is excessive to require the development proposals to “accord with all” of the Design Code. There must be some flexibility to reflect circumstances for each site. As drafted, SIL2 would suggest failure to meet even one of the Design Code requirements would be contrary to policy and therefore unacceptable, this is not sound.

Policy SIL2 must be amended to reflect flexibility. Also to recognise other material considerations and/or any amendments to the Design Code in the future.

I hope these representations are helpful to the draft neighbourhood plan and modifications can be made accordingly. I am happy to discuss any of the points raised and can be contacted on [stuart@shorewoodhomes.co.uk](mailto:stuart@shorewoodhomes.co.uk) or 07500 070299.

Yours sincerely



Stuart Garnett  
**Shorewood Homes**

Encl.

  
shorewoodhomes.co.uk

Newfrith House, 21 Hyde Street, Winchester, Hampshire, SO23 7DR

Shorewood Homes Ltd is registered in England under company no. 10670389

## Appendix B – Sketch Layout 01 Option 1 (drawing SKL-01 P5)



— Site Boundary  
 3B2 House Type

0 5 10 15 20 25 30 35 40 45 50m  
 1:500

Romsey T: 01794 367703  
 Portishead T: 01275 407000  
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Rev	Description	Date	Au	Ch
P1	Preliminary Issue	10.10.24	GR/SWD	-/-
P2	Revised Layout	18.10.24	GR/SWD	HP/-
P3	Coloured Layout	21.10.24	GR/SWD	-/-
P4	Revised Layout	31.10.24	GR/SWD	-/-
P5	Updated Red Line	31.10.24	GR/SWD	-/-

Project	Land east of Little London Road, Silchester		
Drawing	Sketch Layout - 01 Option 1		
Client	SHOREWOOD HOMES		
Job no.	SHOR240927	Date	10.10.24
Dwg no.	SKL-01	Rev.	P5
Author	GR/SWD	Checked	-/-
Status	PRELIMINARY	Scale	1:500@A1
		Office	Romsey
Client ref.	-		



**Jessica Wells**

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**From:** [REDACTED] on behalf of Plant Location S N  
**Sent:** 16 Ma 2025 0 :50  
**To:** [REDACTED]  
**Subject:** R : Notification of Publication of the Silchester Neighbourhood Plan 2024-2040

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Not only can you access information about the location of our gas pipes in your proposed work area, but you can also search for information on other utility companies' assets at the same time.

Please note, any affected works are automatically issued to the local engineer from the LSB D system and will be responded to in 7 days. If you have not heard in 7 days, please contact us again.

Please visit [www.sgn.co.uk/Safety/Dig-safely/](http://www.sgn.co.uk/Safety/Dig-safely/) for safety information and links to [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk), where you can register for our online service and view our gas pipe locations.

Northern Ireland – our online service is not currently available in Northern Ireland, if you have emailed us about plant location and maps for Northern Ireland, we will respond within 15 working days.

SGN will not explicitly grant approval for works to commence around our low and medium pressure gas assets, we would request you to work in accordance with the points below:

All works should be carried out in accordance with HSG47 'Avoiding Danger from Underground Service' and SGN's 'Dig Safely' document.

All safety information that has/or will be provided to you as part of your [www.LineSearchbeforeudig.co.uk](http://www.LineSearchbeforeudig.co.uk) enquiry.

If you encounter any unrecorded plant on site please contact us.

SGN will enter into a consultation period if you are planning works near our Intermediate pipes:

For single excavations we will consult with you when works are within 5m of an SGN IP asset.  
For multiple excavations we will consult with you when works are within 15m of an SGN IP asset.

For High-pressure gas assets:

For all works around SGN HP assets we will enter into a consultation period with you to ensure you are working safely around our gas network.

If you have any questions about plant location online service, please contact us on 0800 912 1722 or if you have any system queries contact Linesearch on 03454377365.

Kind regards,

SGN Plant Location Team

T [REDACTED]

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e, 1, Fullarton Drive, Cambuslang Investment Park, Glasgow, G32 FD

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**From:** Local Plan [REDACTED]

[REDACTED]

**Subject:** Notification of Publication of the Silchester Neighbourhood Plan 2024-2040

**W R I G This email is not from the SGN network. Do not open unexpected files or links.**

Dear Sir/Madam,

Basingstoke and Deane Borough Council is now in receipt of the submission version of the Silchester Neighbourhood Plan (NP) along with all accompanying documentation required under the Regulations. The Submission Silchester NP sets out a vision for the neighbourhood area and planning policies which will be used to determine planning applications locally and guide development in the neighbourhood area up until 2040. The Submission Silchester NP is subject to formal public consultation until **5pm Monday 30 June 2025**.

### **What does the Silchester Neighbourhood Plan consist of and where can it be viewed?**

The Submission Silchester NP consists of the following:

- Silchester Neighbourhood Plan
- Heritage Technical Note
- Landscape & Visual Technical Note
- Silchester Design Code
- Consultation Statement
- Basic Conditions Statement
- Equalities Impact Assessment
- SEA Screening Report

These submission documents are available to view on the council's website at [www.basingstoke.gov.uk/SILNP](http://www.basingstoke.gov.uk/SILNP) .

These submission documents, along with a guidance note, are also available for public inspection at:

- Basingstoke and Deane Borough Council Offices (Mondays to Friday 8:30am - 4.30pm);
- Basingstoke Discovery Centre (8:30am - 6:30pm on Mondays to Fridays, and 8:30am - 4:30pm on Saturdays);
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- Mortimer Library, 27 Victoria Road, Mortimer Common, Reading, West Berkshire, RG7 3SH. ( Monday 1pm-5pm; Tuesday 9:30 am – 5pm; Friday 1pm- 6pm; Saturday 10am – 12:30pm)
- The Calleva Arms pub, Little London Road, Silchester, Reading RG7 2PH.
- Bus Shelter book library in Silchester
- By contacting Graham Wright at the Parish Council via email at [graham.wright@silchester-pc.gov.uk](mailto:graham.wright@silchester-pc.gov.uk) or [plan@silchester.org](mailto:plan@silchester.org) or by phone on 0783 724 8047

### **How can you make your representations?**

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

- **Online response form** at [Consultations | Basingstoke and Deane Borough Council Online Consultation Portal](#)
- **Return representation form or submit written comments by post to:** Planning Policy Team, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke RG21 4AH
- **Return representation form or submit written comments by email to:** [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)

**Only those representations that are made in writing and that are received by the council within the consultation period (5pm on Monday 30 June 2025) will be considered.** All responses will then be forwarded to the plan's examiner once he/she is appointed.

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

If you require further information, or advice on how to respond to this consultation please contact Basingstoke and Deane Borough Council's Planning Policy Team by telephoning 01256 844844 or by emailing the team at [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk).

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**Planning Policy Team  
Basingstoke and Deane Borough Council**

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**Scotia as Networks Limited (company registration number 015135) and all of its subsidiaries except for Scotland as Networks plc are registered in England and Wales and have their registered**

office address at St Lawrence House Station Approach Horley Surrey RH 12 9JH.

Scotland Gas Networks plc (company registration number SC205) is registered in Scotland and has its registered office address at Ainslie House 5 Ainslie Road Newbridge Edinburgh EH2 7JH.

## Jessica Wells

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**From:** Polic Planning [REDACTED]  
**Sent:** 1 Ma 2025 0 :12  
**To:** Local Plan; raham Wright  
**Subject:** W: Southern Water - Notification of Publication of the Silchester Neighbourhood Plan 2024-2040

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Good Morning,

Thank you for your email.

I have checked our service area and Southern Water does not appear to provide water supply or wastewater collection services to Silchester, Thames Water is the relevant service provider.

We therefore would have no comments to make on the Neighbourhood Plan.

I wish you well with the Plan.

Kind Regards,  
Ryan

Ryan Lounds  
Strategic Planning Lead  
Hampshire West Sussex Isle of Wight



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**From:** Local Plan [REDACTED]  
**Sent:** 16 May 2025 12:10  
**To:** Local Plan [REDACTED]  
**Subject:** Notification of Publication of the Silchester Neighbourhood Plan 2024-2040

Dear Sir/Madam,

Basingstoke and Deane Borough Council is now in receipt of the submission version of the Silchester Neighbourhood Plan (NP) along with all accompanying documentation required under the Regulations. The Submission Silchester NP sets out a vision for the neighbourhood area and planning policies which will be used to determine planning applications locally and guide development in the neighbourhood area up until 2040. The Submission Silchester NP is subject to formal public consultation until **5pm Monday 30 June 2025**.

### **What does the Silchester Neighbourhood Plan consist of and where can it be viewed?**

The Submission Silchester NP consists of the following:

Silchester Neighbourhood Plan  
Heritage Technical Note  
Landscape & Visual Technical Note  
Silchester Design Code  
Consultation Statement  
Basic Conditions Statement  
Equalities Impact Assessment  
SEA Screening Report

These submission documents are available to view on the council's website at [www.basingstoke.gov.uk/SILNP](http://www.basingstoke.gov.uk/SILNP).

These submission documents, along with a guidance note, are also available for public inspection at:

Basingstoke and Deane Borough Council Offices (Mondays to Friday 8:30am - 4.30pm);  
Basingstoke Discovery Centre (8:30am - 6:30pm on Mondays to Fridays, and 8:30am - 4:30pm on Saturdays);  
Tadley Library, Mulfords Hill, Tadley, RG26 3JE ( Monday 9:30 am -5pm, Tuesday 9:30am - 1:30pm , Thursday – Saturday 9:30am - 5pm)  
Mortimer Library, 27 Victoria Road, Mortimer Common, Reading, West Berkshire, RG7 3SH. ( Monday 1pm-5pm; Tuesday 9:30 am – 5pm; Friday 1pm- 6pm; Saturday 10am – 12:30pm)  
The Calleva Arms pub, Little London Road, Silchester, Reading RG7 2PH.  
Bus Shelter book library in Silchester  
By contacting Graham Wright at the Parish Council via email at [graham.wright@silchester-pc.gov.uk](mailto:graham.wright@silchester-pc.gov.uk) or [plan@silchester.org](mailto:plan@silchester.org) or by phone on 0783 724 8047

### How can you make your representations?

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

**Online response form** at [Consultations | Basingstoke and Deane Borough Council Online Consultation Portal](#)

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

**Return representation form or submit written comments by email to:** [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)

**Only those representations that are made in writing and that are received by the council within the consultation period (5pm on Monday 30 June 2025) will be considered.** All responses will then be forwarded to the plan's examiner once he/she is appointed.

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

If you require further information, or advice on how to respond to this consultation please contact Basingstoke and Deane Borough Council's Planning Policy Team by telephoning 01256 844844 or by emailing the team at [local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk).

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**Planning Policy Team**  
**Basingstoke and Deane Borough Council**

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David Wilson

E: [REDACTED]  
[REDACTED]

Neighbourhood Planning Team  
Basingstoke Borough Council

1<sup>st</sup> Floor West  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Issued via email:  
[REDACTED]

27 June 2025

## Basingstoke – Silchester Neighbourhood Plan 2024-2040 Submission Plan Consultation

Dear Sir/Madam,

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

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

### **Para 5.49-5.50 - Infrastructure Development Policy Omission - Comments on Wastewater/Sewerage Infrastructure**

We support the reference to part of our previous Reg 14 consultation response in paragraphs 5.49-5.50, but consider that a separate infrastructure policy covering wastewater [and water supply] infrastructure should be included in the neighborhood plan.

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

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

A key sustainability objective for the preparation of Local Plans and Neighbourhood Plans should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the revised National Planning Policy Framework (NPPF), December 2024, states: “*Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...*”

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

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

Paragraph 29 relates to non-strategic policies and states: *“Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...”*

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

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

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

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

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

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

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

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

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

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

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

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

#### **PROPOSED NEW WATER/WASTEWATER INFRASTRUCTURE TEXT**

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

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

#### **Comments in relation to Flood Risk and SUDS**

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

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

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

With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, watercourses or surface water sewer. It is important to

reduce the quantity of surface water entering the sewerage system in order to maximise the capacity for foul sewage to reduce the risk of sewer flooding.

Limiting the opportunity for surface water entering the foul and combined sewer networks is of critical importance to Thames Water. Thames Water have advocated an approach to SuDS that limits as far as possible the volume of and rate at which surface water enters the public sewer system. By doing this, SuDS have the potential to play an important role in helping to ensure the sewerage network has the capacity to cater for population growth and the effects of climate change.

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

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

### **Site Allocations**

The information contained within the Neighbourhood Plan will be of significant value to Thames Water as we prepare for the provision of future wastewater [and water supply] infrastructure.

The attached table provides Thames Water’s site specific comments from desktop assessments on sewerage/waste water network and waste water treatment infrastructure in relation to the proposed sites, but more detailed modelling may be required to refine the requirements.

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

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

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

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

Yours faithfully,

David Wilson  
Thames Water Property Town Planner











**Jessica Wells**

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**From:** Assistant Clerk Whitchurch Town Council [REDACTED]  
**Sent:** 10 June 2025 10:4  
**To:** Local Plan  
**Subject:** R : Notification of Publication of the Silchester Neighbourhood Plan 2024-2040

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Hi,

The Development Committee of Whitchurch Town Council at a recent meeting reviewed submission version of the Silchester NH Plan and responded -

It was agreed by a unanimous vote to thank BDBC'S Planning Policy Team for the opportunity to review Silchester's Neighbourhood Plan and to wish them every success.

Kind regards,

Sincerely

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Town Hall, Newbury Street, Whitchurch, Hampshire, RG28 7DW  
T: 01256 892107

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**From:** Local Plan [REDACTED]  
**Sent:** 16 May 2025 09:35  
**To:** [REDACTED]  
**Subject:** Notification of Publication of the Silchester Neighbourhood Plan 2024-2040

Dear Sir/Madam,

Basingstoke and Deane Borough Council is now in receipt of the submission version of the Silchester Neighbourhood Plan (NP) along with all accompanying documentation required under the Regulations. The Submission Silchester NP sets out a vision for the neighbourhood area and planning

policies which will be used to determine planning applications locally and guide development in the neighbourhood area up until 2040. The Submission Silchester NP is subject to formal public consultation until

The Submission Silchester NP consists of the following:

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- Landscape & Visual Technical Note
- Silchester Design Code
- Consultation Statement
- Basic Conditions Statement
- Equalities Impact Assessment
- SEA Screening Report

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- Mortimer Library, 27 Victoria Road, Mortimer Common, Reading, West Berkshire, RG7 3SH. ( Monday 1pm-5pm; Tuesday 9:30 am – 5pm; Friday 1pm- 6pm; Saturday 10am – 12:30pm)
- The Calleva Arms pub, Little London Road, Silchester, Reading RG7 2PH.
- Bus Shelter book library in Silchester

By contacting Graham Wright at the Parish Council via email at [graham.wright@silchester-pc.gov.uk](mailto:graham.wright@silchester-pc.gov.uk) or [plan@silchester.org](mailto:plan@silchester.org) or by phone on 0783 724 8047

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

at [Consultations | Basingstoke and Deane Borough Council Online](#)

[Consultation Portal](#)

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

[local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)

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

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

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## **Basingstoke and Deane Borough Council**

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