SILCHESTER NEIGHBOURHOOD PLAN

2024 – 2040

Silchester Village Hall

PUBLISHED BY

Silchester Parish Council for examination in accordance with

Regulation 15 of the Neighbourhood Planning (General)Regulations 2012 (as amended)

APRIL 2026

GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. INTRODUCTION & BACKGROUND

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

2. THE NEIGHBOURHOOD AREA

This section details many of the features of the designated area.

3. PLANNING POLICY CONTEXT

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Basingstoke and Deane Borough Council.

4. COMMUNITY VIEWS ON PLANNING ISSUES

This section explains the community involvement that has taken place.

5. VISION & OBJECTIVES

This key section provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed in Table 1. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

6. LAND USE POLICIES

This section details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed in Table 1. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

7. IMPLEMENTATION

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Parish Council will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

CONTENTS

FOREWORD

1. INTRODUCTION & BACKGROUND 1

2. THE NEIGHBOURHOOD AREA 4

3. PLANNING POLICY CONTEXT 7

4. COMMUNITY VIEWS ON PLANNING ISSUES 10

5. VISION, OBJECTIVES & LAND USE POLICIES 11

6. LAND USE POLICIES 12

7. IMPLMENTATION & MONITORING 35

POLICIES MAPS & INSETS 35

Appendix A – SILCHESTER DESIGN (SIL2) 37

Appendix B – LOCALLY IMPORTANT VIEWS (SIL3) 37

Appendix C – COMMUNITY FACILITIES (POLICY SIL11) 59

FOREWORD

Our Neighbourhood Plan describes the unique environment, location and features of the Parish of Silchester and explains why it is an attractive place to live. As a result of the consultation with the community, both residents and businesses, it is clear that the inhabitants of the Parish value living and working here and wish to protect the Parish from intrusive change in the form of inappropriate development and, where possible, to address other issues such as highways.

Silchester is a beautiful village in North East Hampshire, bordering on West Berkshire. It is a popular village due to its rural location, whilst having close proximity to the major road and rail hubs of the M3 and M4 motorways, Reading Station with the Elizabeth Line and Basingstoke Station which provide access to both London and the wider rail network. Silchester is also just 40 minutes from Heathrow, the UK's primary airport. Silchester Common is a Site of Special Scientific Interest (SSSI) which hosts a wide variety of plant, insect, bird and mammal life and is treasured by the residents of the village. The remains of the old Roman town of Calleva Atrebatum are a feature of the village and provide recreational and cultural opportunities to residents and villagers alike. There is an extensive network of footpaths and tracks allowing appreciation of the very rural setting, including the Brenda Parker Way, a UK section of the Camino de Santiago, and other more local paths.

The village has a wide range of clubs and associations and is a socially very active area with residents participating in many events organised by these groups. The social cohesion is a key feature of life in Silchester and maintaining this cohesion is an important part of the Plan.

Our plan has two objectives. First, to capture what people who live and work in the Parish feel and value about it. Secondly, to develop policies to help ensure that the future of the Parish reflects the wishes of those who live and work in it. Basingstoke and Deane Borough Council (BDBC) is legally obliged to take the plan into account when considering applications for development. The plan's development process is described in greater detail in the main body of text.

The population of the Parish has been relatively stable for a number of years now. There has been some limited development of isolated dwellings, most of which have not caused serious harm to the nature of the village and have merged well into our predominantly rural environment. We recognise that the Parish needs to grow in order to meet housing needs and also to bring new families into the village to ensure the continuity of the village lifestyle. Such growth must be sensitive to the character of the Parish, the needs of its residents and in appropriate locations. Throughout the process of producing this Plan, we have received technical support from BDBC's planning officers and from our consultants at O'Neill Homer. We have also received financial support from Locality, a government supported organisation formed to provide technical and financial assistance to groups such as ours. We would like to extend our thanks to all these organisations.

Following the initial stage of community engagement, the following overarching objective for the Neighbourhood Plan is: 'To maintain the rural character and identity of Silchester Parish, preserving and enhancing our valued landscapes, listed buildings and conservation areas as well as developing a stronger sense of community.'

Silchester Neighbourhood Plan Steering Group - February 2025

LIST OF POLICIES

Policy SIL1: SILCHESTER SETTLEMENT POLICY BOUNDARY	13
Policy SIL2: DESIGN GUIDANCE AND CODES	15
Policy SIL3: LOCALLY IMPORTANT VIEWS	16
Policy SIL4: RETROFITTING IN THE CONSERVATION AREA	17
Policy SIL5: ENERGY EFFICIENCY	18
Policy SIL6: HOUSING MIX AND TYPE	20
Policy SIL7: AFFORDABLE HOUSING	22
Policy SIL8: LOCAL EMPLOYMENT	23
Policy SIL9: CONNECTING THE VILLAGE	25
Policy SIL10: COMMUNITY FACILITIES	29
Policy SIL11: EDUCATION	30
Policy SIL12: GREEN INFRASTRUCTURE	31

1. INTRODUCTION & BACKGROUND

1.1. Silchester Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, Basingstoke and Deane Borough Council (B&DBC) on the 16th October 2023. The area coincided with the Parish Boundary as of the time of designation (see Plan A). The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2040. The Plan will form part of the development plan for the parish, alongside the policies of the adopted B&DBC Local Plan (2011-2029). The current Local Plan will be replaced by the emerging B&DBC Local Plan, which will also run to 2040.

1.3. Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes part of the Council's statutory development plan and will carry significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that important issues of interest to the local community cannot be addressed in a Plan if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all relevant basic conditions (see Figure 1 overleaf).

1.4. In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community and stakeholders in preparing the Plan. If the examiner is satisfied that it has and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority (over 50%) of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the area.

THE PRE-SUBMISSION PLAN

1.5. The Pre-Submission Plan is the opportunity for the Parish Council to formally consult on the proposed vision, objectives and policies of the Draft Neighbourhood Plan. It has reviewed the relevant national and local planning policies and assessed how they affect this area. Its reports are published separately in the evidence base.

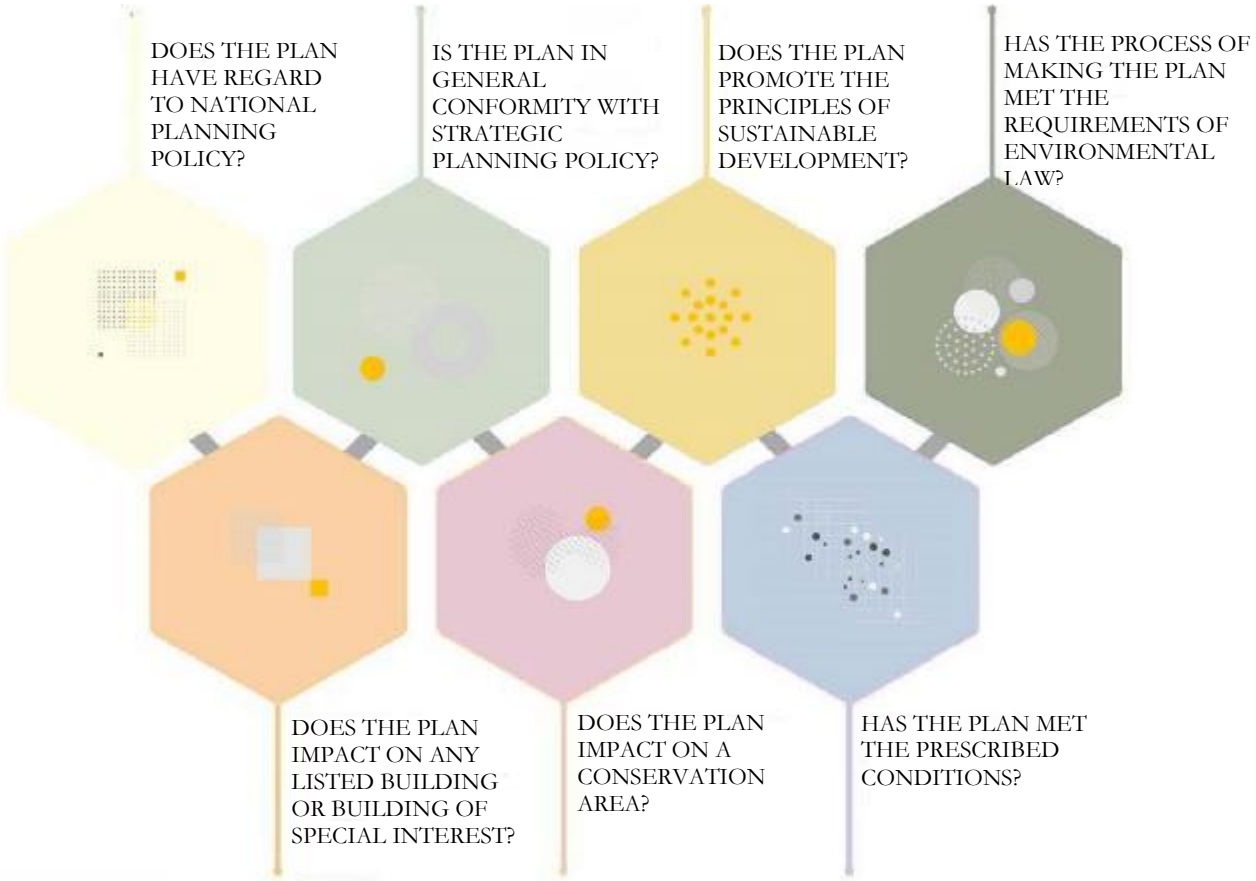


Figure 1 Basic Conditions

STRATEGIC ENVIRONMENTAL ASSESSMENT & THE HABITATS REGULATIONS

1.6. B&DBC is required to issue a screening opinion on the requirement for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended).

1.7. The screening opinion also needs to confirm whether a Habitats Regulations Assessment (HRA) is required in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended).

1.8. The draft screening opinion issued in August 2024 with the final version issued in October 2024, which confirmed that an SEA was required but that an HRA was not required. As such a Scoping Report was issued to statutory consultees and B&DBC in September 2024 and a draft SEA produced in October 2024 to accompany the Regulation 14 consultation. A final SEA has now been produced to accompany the submission version of the Plan.

THE NEXT STEPS

1.9. Following the Regulation 14 consultation the Steering Group has reviewed the comments made, assessed where amendments were required and prepared a final version of the Plan. A consultation statement has also been written detailing the quality and effectiveness of the consultation. A Basic Conditions Statement and Equalities Impact Assessment has also been prepared. These document are all submitted to B&DBC Council with the Neighbourhood Plan for a further consultation and to arrange for its examination by an independent examiner and subsequent referendum, if the examiner and B&DBC Council are satisfied that the draft plan meets the basic conditions.

THE REGULATION 14 CONSULTATION

1.10. This ran from 6th November to the 18th December 2024. Further information on this version of the Plan and its evidence base can be found on the project website at https://silchester-pc.gov.uk/neighbourhood-plan/

Figure 2: Designated Neighbourhood Area

2. THE NEIGHBOURHOOD AREA

2.1 The village of Silchester occupies an area of about 1,945 acres. Of this area, the Common, covers 165 acres of the parish. The woodlands of Inhams Copse and Lordswood occupy another 520 acres. Much of the remaining area is arable farmlands and grassland. The residential area of Silchester is principally around the Dukes Ride development, also encompassing Bramley Rd, School Lane and Tinkers Square. There are several isolated hamlets which complete the housing stock.

2.2 Silchester has about 380 dwellings at present. Of these about 190 are in the Dukes Ride area. Taking in Tinkers Square, School Lane, Little London Rd from the east as far as Early Lands and Bramley Rd from the east as far as Holly Lane, Whistlers Lane and Holly Lane the number increases to about 280. The remaining 100 are in hamlets throughout the parish.

2.3 Silchester is conveniently located in the centre of a triangle formed by the towns of Reading, Basingstoke and Newbury which provides good access to the wide range of shopping, transport, cultural and community facilities of these larger towns whilst retaining distinct rural character of Silchester. The nearest convenience store to Silchester is in Pamber Heath, which lies about a mile to the northwest of the village centre. The closest supermarket and general shopping area is in Tadley, which is located about 2 miles to the northwest of the village centre. The nearest medical practices are in Tadley and in Mortimer, which is about 3 miles northeast of Silchester. The nearest hospital is Basingstoke & North Hampshire hospital which is about 6 miles south of the village centre. There is good access by road to these towns and villages but limited public transport, which results in most Silchester residents being reliant on private cars for access to services which are not available within the village.

2.4 The village has a population of 783[1] (2021 census). In that census, there were 365 males and 418 females. The age ranges were:

80+ years	53
70 to 79 years	97
60 to 69 years	120
50 to 59 years	122
40 to 49 years	118
30 to 39 years	53
20 to 29 years	51
10 to 19 years	97
0 to 9 years	72

2.5 Silchester parish is bounded by Pamber parish to the west, Mortimer West End parish to the north, Stratfield Saye parish to the east and Bramley parish to the south. Each of these parishes has a unique character and there is a clear green space separation between the residential areas of these parishes which contributes significantly to their individual character.

2.6 The village is centred around the playing field, the village hall, the school and the Calleva Arms pub. These play a major role in the social life of the village.

2.7 Silchester is a very active community with a number of local organisations which provide a wide range of activities for residents of all ages and also to those outside the village. The key organisations include

[1] Census data varies the population of the built-up area of the village between 783 and 790 as there is no precise boundary.

the Silchester Association, Community Choir, Phoenix Club, the football club, the cricket club, Rainbows, Brownies, Guides, Scouts, Women's Institute, Silchester Players, Silchester school, the C of E and Methodist churches and the very popular village market.

2.8 Silchester Common is located to the north of the parish and close to residential areas. It is a Site of Special Scientific Interest (SSSI) due to the of species of flora and fauna which thrive on the poor soil of the common. The Common is widely used by the residents and those from outside the village for walking and enjoying the countryside.

2.9 The old Roman town of Calleva Atrebatum to the east of the parish attracts visitors and residents as a unique opportunity to view a well-preserved Roman Wall, on a site that was not subsequently redeveloped.

2.10 Silchester has two churches, the 12th century St Mary the Virgin Church of England church and the Methodist Chapel.

2.11 Silchester has a very successful monthly market which attracts customers from a wide area to purchase local produce and crafts, and to socialise.

2.12 There are limited employment opportunities in Silchester and the residents do not wish to see any further industrialisation of the village. Most of the residents who are working commute to local towns including Tadley, Basingstoke and Reading or even further afield to London and towns along the way. The internet connectivity in the village also makes home working possible, although in some areas speeds are quote poor and only suitable for relatively low level connections, meaning video meetings are not necessarily reliable.

2.13 The average price of a house in Silchester over the last 12 months was £830,000 with only three properties sold. In the last three years fifteen houses were sold, of which, only one property sold for under £500,000. It is therefore difficult to compare with the average in Basingstoke and Deane District of £350,391 and the UK average of £285,201(Source Rightmove) due to the lack of properties sold.

2.14 There are a number of community facilities located in the parish, mainly centred around the playing field. These includes the Village Hall, the War Memorial, the playing field, children's playground, the pavilion, the school, parish rooms and the Calleva Arms pub.

2.15 There is one bus route that operates in the parish, the No 14 bus service between Basingstoke and Tadley. The bus runs 3 times daily on weekdays, twice daily on Saturday and so service on Sunday. The journey time from Silchester to Basingstoke is about 48 minutes. Many residents using the bus service find it more convenient to take the No 14 bus to Tadley and connect with the No2 bus from Tadley to Basingstoke, which offers a more frequent and faster service.

2.16 The nearest main line train stations are Reading and Basingstoke. Both these are main line stations which have trains operating to London several times per hour, arriving at Paddington and Waterloo respectively. The journey time on the fast trains is around 45 minutes, both stations offer good car parking facilities. frequency and journey times into London and other key destinations.

2.17 It is also possible to take a local train from Bramley or Mortimer stations to either Basingstoke or Reading to connect with the main line services.

A BRIEF HISTORY OF SILCHESTER

2.18 There has been habitation in Silchester since at least the Iron Age. Excavations of the later Roman town have clearly shown that Silchester was developed on an Iron Age settlement. The settlement was also used by the Atrebates tribe from about 50BC, and following the Roman invasion of 43AD the settlement grew to be a major town in during the period from around 50AD to 200AD. The Roman settlement lost importance as trade routes moved and was finally abandoned around 400AD. The abandonment of a Roman settlement is considered unusual and has provided and outstanding opportunity for archaeological study

2.19 Considerable archaeological work by the University of Reading Archaeology department has contributed significantly to our understanding of Roman Britain. The defensive walls of the Roman town still exist and are up to 4 metres high in places. The walls and adjacent amphitheatre in the parish of Mortimer provide an interesting walk for both local residents and visitors. Silchester was a significant town in Roman Britain. The population may have been as high as 7,500 people, based on the number of residential buildings in the town at that time. This is considerably higher than the population of Silchester today. Several important Roman roads passed through Silchester and some of these remain visible today. The cause of the decline of the importance of Silchester is difficult to trace, but it has left an internationally significant site since it was not overrun by hostile tribes or subjected to modern development.

2.20 There is little known of the history of Silchester from that time until the Domesday book of entry of 1086 which noted two manors in Silchester, one of which later formed part of the parish of Mortimer West End. The other manor, with a population of about 50 to 60 people, was located around the Manor House and The Pound which then became the parish of Silchester. The only lasting evidence of the early manorial influence on the village is the 12th century church of St Mary the Virgin, which continues to be an important factor in the village life today. There is also a moated suite on the eastern side of the parish which dates from the early 13th century. The settlement pattern of Silchester in the Middle Ages to the 19th century was one of ad hoc development, possibly due to there being no lord of the manor between 1316 and 1828. In 1828, the Duke of Wellington bought the manor of Silchester. At that time most of the villagers lived in rough shacks or cottages on or around the Common. Ultimately the Silchester farmland and Common were sold to private ownership. In 1972, Mr John Cook bought the farmland and the Common, which he then gifted to the Parish. Hampshire County Council (aided by English Heritage) bought the site of the Roman town.

2.21 Over time, the focus of the settlement of Silchester moved from around the Roman town and church to the heathland in the west of the village where the primary settlement is today. Whilst the primary settlement is largely based around the playing field area, there are several small hamlets within the parish providing residential accommodation.

3. PLANNING POLICY CONTEXT

3.1 The parish lies within the county of Hampshire. Basingstoke and Deane Borough Council is the local planning authority for the area.

NATIONAL PLANNING POLICY

3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the latest NPPF version published in December 2024 are considered especially relevant:

- Neighbourhood Planning (§29 - §3)
- Supporting a prosperous rural economy (§88 - §89)
- Promoting healthy and safe communities (§96 - §98)
- Open space and recreation (§103 - §104)
- Promoting sustainable travel (§109 - §110)
- High quality design (§134)
- Conserving and enhancing the natural environment (§187 - §189)
- Habitats and Biodiversity (§192)
- Conserving and enhancing the historic environment (§203 - §211)
- Planning for climate change (§162 - §165)

3.3 Alongside the NPPF published in December 2024, the Government published a revised method for calculating annual housing requirement figures. This has implications for Basingstoke and Deane, seeing their current requirement of 828 dwellings per annum increase to 1,127 dwellings per annum, an increase of 37%

STRATEGIC PLANNING POLICY

3.4 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan, which primarily comprises the Basingstoke and Deane Local Plan (2011 - 2029) adopted in May 2016.

3.5 The current Local Plan is largely silent in respect of Silchester but it is defined as "other settlement". The parish currently has no settlement policy boundary and as such has no defined built-up area. Development in the Local Plan is directed principally at urban areas and larger villages, with "other settlements" either delivering new development through infill or where Neighbourhood Plans are in place "*These plans will need to sit within the context of the Local Plan. As outlined in Policy SS5, an additional 150 homes are expected to be delivered through Neighbourhood Planning across the borough, and a number of areas have been designated for neighbourhood planning purposes in parishes outside of those where specific number allocations have been made."*

3.6 The emerging replacement Local Plan was subject to a Regulation 18 consultation in early 2024 (22nd January - 4th March). An updated Local Development Scheme is awaited and will be published shortly, however it is understood that the emerging Local Plan will not progress in its current form given the uplift to housing numbers and as such a further Call for Sites is currently underway. Therefore, whilst the Silchester

Neighbourhood Plan will be judged against the adopted Local Plan, the emerging evidence bases prepared for the new Local Plan have been taken into consideration informing the Neighbourhood Plan.

3.7 The emerging Local Plan proposes to create a settlement policy boundary at Silchester and has indicated that the village should seek to identify 15 dwellings over the plan period to 2040. Given the likely increase in housing requirement across the district arising from the revised National Planning Policy Framework and standard method calculations, the Silchester Neighbourhood Plan is taking a pragmatic approach in seeking to allocate a single site which is modestly in excess of this number.

3.8 Basingstoke and Deane Borough Council has also adopted a number of Supplementary Planning Documents (SPDs) and other guidance which are material considerations when planning applications are determined. The most relevant to the designated neighbourhood area include:

- Design and Sustainability (2018)
- Housing (2018)
- Landscape, Biodiversity and Trees (2018)
- Planning Obligations for Infrastructure (2018)
- Heritage (2019)
- Silchester Conservation Area Appraisal (2003)

3.9 In addition, there is a Silchester Local List created in 2007 and updated in 2020 and a Village Design Statement (2007)

3.10 Atomic Weapons Establishment (AWE) Aldermaston. The Silchester Neighbourhood Plan geographic area is currently outside the Detailed Emergency Planning Zone (DEPZ) for AWE Aldermaston. Therefore, whilst a clear and substantial buffer should be maintained with the existing DEPZ at that time and any new development, there are less limiting factors relating to any development in Silchester. However, that the DEPZ may increase or decrease as a result of activities on the AWE site and /or changes in legislation/guidance. In addition, it is noted that the adjacent land between AWE and Silchester is restricted in planning development terms due to the SSSI/SINC status of Silchester Common.

3.11 Silchester Parish is however within the Outline Planning Zone (OPZ) so any significant development would be taken into account and the criteria as set out by the Office for Nuclear Regulation should be considered. The details are detailed on their website.

SILCHESTER CONSERVATION AREA

3.12 The Silchester Conservation Area was first designated in 1992 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village.

3.13 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.

3.14 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.

3.15 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.

3.16 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 and have been subsequently included in the Silchester Local List.

3.17 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.

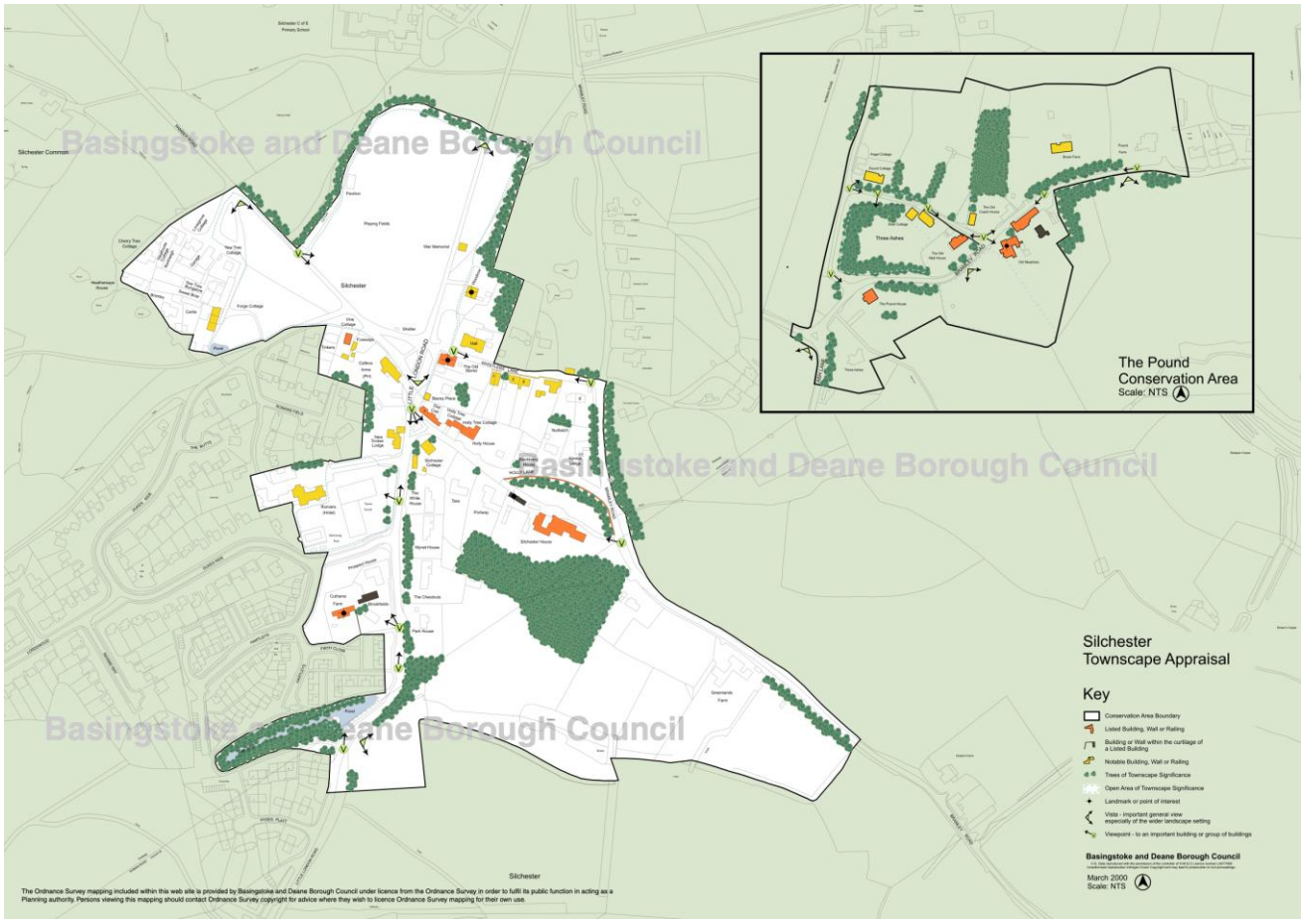


Figure 3 Silchester Conservation Areas

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 In discussion with the community the clear priority of residents was to ensure that the character of the village is maintained, and that any development is both sustainable and proportionate. The need for additional development is generally accepted but it was made clear that development should not materially change the character of the village and should be directed towards improving the long term demographics of the village. The theme of sustainability came through very clearly in the consultations.

4.2 The following views were also expressed:

- There is concern at the levels of public transport available and the necessity to use private cars to access shops, medical facilities and the wider transport network.

- There is clear concern regarding the construction of large, isolated dwellings around the village as the roading in many of the smaller lanes of Silchester is unsuitable for any traffic in excess of the current levels and extensive development would be required to provide such infrastructure.

- There was also a strong theme through the consultations that the Common is a special place for the residents and that there should be no attempts to develop the Common or change it from the existing state.

- There is concern that many roads in Silchester are not suitable for additional traffic flows and that any development should have vehicular and pedestrian access considered as a key part of the planning process.

Silchester Common.

5. VISION & OBJECTIVES

VISION

Silchester is a beautiful part of Britain's historical, built environment and its villagers are proud of its appearance and amenities. Our vision for Silchester is that of a thriving rural community where there is a wide representation of age groups living in a village which is sustainable both environmentally and demographically. The villagers support sustainable and appropriate development within the village. 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.

OBJECTIVES

The main objective of the Silchester Neighbourhood Plan is:

"*To maintain the rural character and identity of Silchester Parish, preserve and enhance our valued rural setting, listed buildings and conservation areas as well as developing a stronger sense of community*".

In defining the scope of this objective, we have focused on what parts of the vision the Plan (through the planning system) can achieve if it is successfully implemented over the coming years, as follows:

1. To ensure development is well-designed and responds positively to the character of the local area.
2. To deliver a mix of new homes in suitable locations enabling demographic sustainability within the village.
3. To protect and improve green and blue infrastructure and develop sustainable travel networks.
4. To protect and improve local community facilities to sustain community life.
5. To support sustainable improvements to existing dwellings in the Conservation areas.
6. To ensure that developments are built using best practice energy efficiency and performance.
7. To preserve and enhance the rural and historic character of the Parish.
8. To ensure that developments complement and reflect the surroundings to enhance the Parish and the quality of its built environment.
9. To minimise light pollution as far as possible.

6. LAND USE POLICIES

6.1 The purpose of these policies is to set out the distinctive and local land use policies against which planning proposals are assessed and which the local community would like to support.

6.2 There are many other policy matters that have been left to the adopted Basingstoke and Deane Borough Council Local Plan and indeed the forthcoming Local Plan to cover. Whilst the Neighbourhood Plan does not seek to make unnecessary repetition of the Local Plan, instead having a relationship of mutual, helpful inter-dependence, some aspects of existing policy wording have been expressed directly where appropriate and relevant to do so.

6.3 This is to ensure that full weight is applied to them in the determination of applications.

6.4 Set out below are the proposed land use policies. Each policy is numbered and titled. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

6.5 The Basic Conditions Statement, prepared to accompany the submission version of the SNP will set out how each policy works in conformity with the adopted Local Plan and to avoid repetition is not included here, unless a further explanation is required.

POLICY SIL1: SILCHESTER SETTLEMENT POLICY BOUNDARY

The Neighbourhood Plan defines a settlement policy boundary at Silchester, as shown on the Policies Map.

A) Development proposals within the defined settlement policy boundary will be supported.

B) Development proposals for economic development outside of the defined settlement policy boundary will be supported where the proposal is appropriate in use and scale to its location in countryside, such as:

i) agricultural, horticultural and forestry enterprises and farm diversification projects where this would be consistent with maintaining and enhancing the environment;

ii) retention of existing employment sites, and encourage improvements and redevelopments that will help maintain and enhance the environment, and contribute to local distinctiveness;

(iii) local business development through the conversion of existing buildings, with particular encouragement of enterprises that have little adverse environmental impacts (e.g. design/research activities);

C) Small scale residential developments (up to 4 units) and other residential developments identified in Local Plan policy SS6 (or any successor policy) including rural exception sites will be supported where they are responding to a locally agreed need, and the proposal does not result in the development of isolated homes in the countryside as defined in national policy.

6.6 The policy is intended to distinguish between the built-up area of the main settlement in the Parish and the surrounding countryside in order to manage development proposals accordingly, defining where and how proposals in both the village and the wider countryside locations of the parish will be judged.

6.7 Silchester has not previously had a settlement policy boundary, although one is proposed in the B&DBC emerging Local Plan. The policy therefore establishes a new settlement policy boundary for Silchester, which aligns with that proposed in the emerging Local Plan, following the observed settlement edge from buildings which have a clear functional relationship with the Silchester settlement. It has however been extended to the south east to include the proposed site allocation to the East of Little London Road.

6.8 The policy wording supports the Local Plan Policy SS6, however, the community has expressed concern that some recent planning applications outside of the main settlement are being granted for large dwellings in the open countryside which are using Local Plan policy SS6 (e) - small scale (i.e. less than 4 dwellings) as justification despite the Parish Council considering them to be considered isolated and inappropriate. It is important that when considering proposals for isolated new dwellings in the countryside the tests set out in NPPF paragraph 84 are applied to the local circumstances in Silchester. NPPF paragraph 84 states:

> a) there is an essential need for a rural worker to live permanently at or near their place of work in the countryside;
>
> b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c) the development would re-use redundant or disused buildings and enhance its immediate setting;

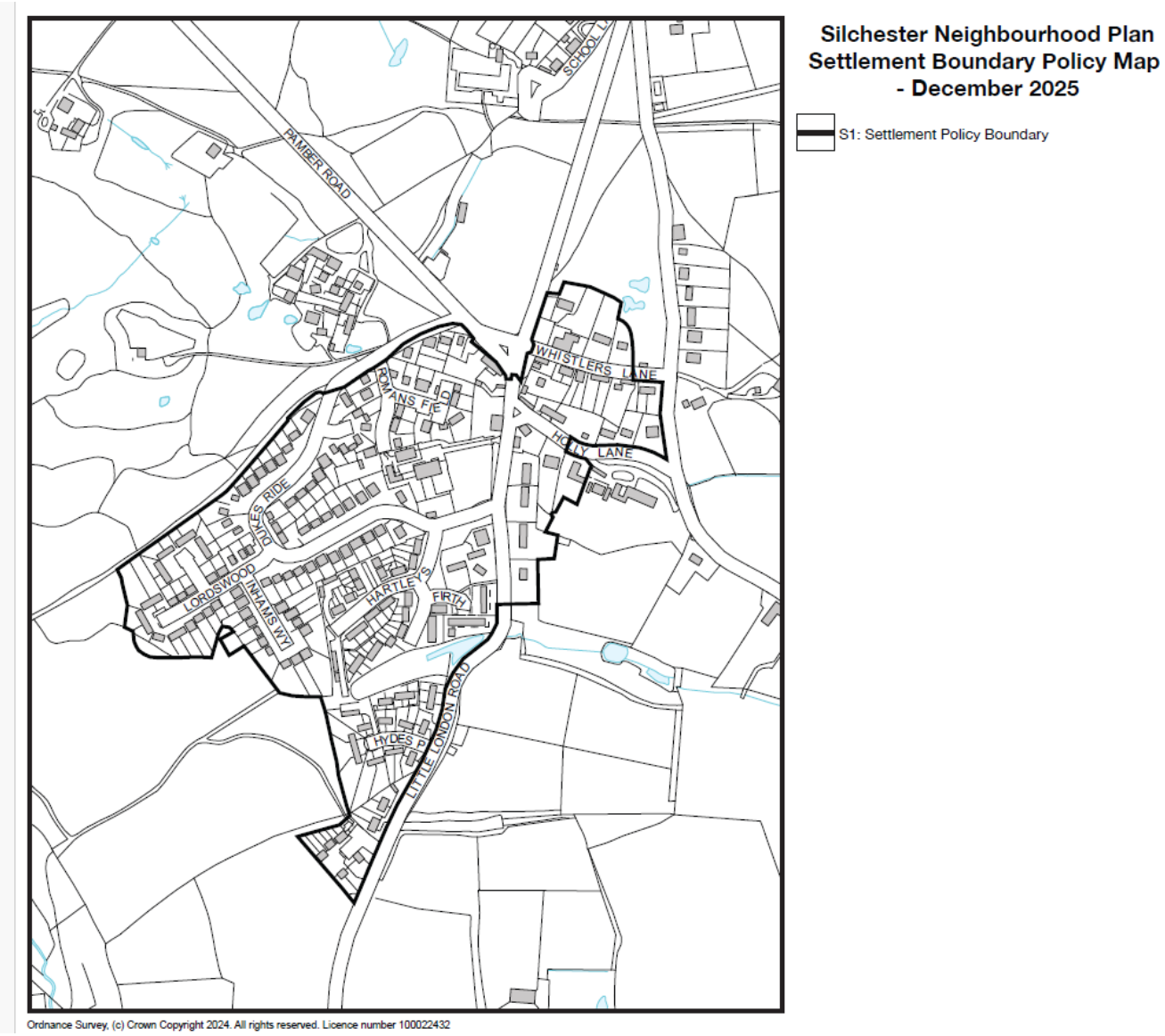
d) the development would involve the subdivision of an existing residential building; or

e) the design is of exceptional quality, in that it:

i) is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

ii) would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

6.9 While not at the scale of this plan, the aspiration of the Neighbourhood Plan is to keep the special character at the core of villages through compact development within those existing areas rather than out into the wider countryside.



POLICY SIL2: SILCHESTER DESIGN CODES

Development proposals must be well-designed and must respond positively to the character of the local area. To achieve this, as appropriate to their scale, nature and location, development proposals should have full regard to the design guidance set out in the Silchester Design Code 2025 (Appendix A). The design, scale and appearance of development proposals should be relevant to their location and should preserve or enhance the significance of the conservation area and respect the rural character of the wider parish.

6.10 This policy idea is borne from the strong sense of 'place' which came through in the initial community survey, with residents wishing to see the look and feel of the existing village retained and ensure that any future development respects this in terms of design and layout. The policy idea also responds to a desire for development in the parish to be sustainable, emphasising the use more modern materials, techniques and styles which help homes to be more climate resilient, reduce energy consumption and promote a healthy community, in line with the Government's Building for a Healthy Life Principles.

6.11 There are distinctive features of Silchester that shapes it character. These features are set out in the Silchester Design Guidance and Codes attached at Appendix A. The Code is an integral part of the policy but is extensive and the document is therefore attached as an Appendix for representational purposes only. It therefore carries in decision making in accordance with paragraph 134 of the NPPF.

6.12 The policy requires that applicants should demonstrate that they have full regard to the design principles and guidance the Code contains as relevant to the location of their proposals. The policy does not advocate pastiche or historic solutions; however, it is important that any new development demonstrates a connection with local character and place making. Where a proposal does not follow the requirements of the Code then the applicant will be obliged to justify why an exception should be made.

6.13 There is an existing Silchester Village Design Statement from 2007 and a detailed conservation area appraisal from 2003. Both of these documents have been rich source material for creating the Silchester Design Code.

POLICY SIL3: LOCALLY IMPORTANT VIEWS

The Neighbourhood Plan identifies Locally Important Views as shown on the Policies Map and Appendix B

Development proposals should not have an unacceptable detrimental impact on the local character of the landscape and through their design, height and massing should recognise and respond positively to the various Locally Important Views identified on the Policies Map. Proposals which deliver opportunities to better reveal locally important views will be supported.

6.14 This policy idea comes from the community responses to the initial community survey which noted that the protection of views and landscapes are important to residents and should not be impacted by new development.

6.15 The policy, and Policies Maps, identifies a series of views from public vantage points within the parish that are considered in the Locally Important Views report, published in Appendix B, as especially important in defining the character of the parish and its setting. They are divided into four areas. The first are views leading up to and around the Calleva Roman Town and the Wall which is a superb visual reminder of the rich history of the settlement. The second area are views in and around the Conservation Area, where all roads lead to the centrally located common, which sits at the heart of the village. Area three is a single view which illustrates the rural setting of the parish and its agricultural hinterland. Finally, area four again is a single view of Silchester Brook as it passes through one of the farms.

6.16 The policy does not seek to prevent any development lying within a view but requires that proposals recognise and take account of these in their design. In each case, only the minimum area of land necessary to define the view has been identified.

6.17 The existing Silchester Village Design Statement from 2007 talks about "*Treasured Views*" which have been used as the starting point for this policy, with the community taking a number of photographs around the areas described, which showcase both the historic past of the parish and its tranquil, rural setting of today.

6.18 It is recognised that the emerging B&DBC Local Plan seeks to create a Valued Landscapes Policy which covers the wider landscape (Parcel F), part of which falls within the in the western side of the parish. This policy therefore has sought only to include wider landscape views where they fall outside of this area so as not to duplicate this emerging policy.

POLICY SIL4: RETROFITTING IN THE CONSERVATION AREA

Proposals that seek to provide solutions that save energy and reduce carbon emissions in the Conservation Area should prioritise interventions that are proportionate, effective and sustainable whilst preserving or enhancing the character of the Conservation Area.

6.19 Silchester Parish Council is committed, as part of its response to the Climate Emergency, to encourage local residents to use deep retrofitting (an in-depth renovation of a building with a focus on reducing the energy consumption as much as possible) as a way to reduce their carbon footprint and help save energy and money in heating and maintaining their homes. This was reflected in early community engagement where over 65% of respondents felt that measures such as the introduction of solar panels, should be a focus, even within existing houses in the conservation area.

6.20 The Neighbourhood Plan seeks to promote a positive approach to energy efficiency measures in houses in the Conservation Areas which reflects the need to ensure development proposals preserve or enhance the character of the Conservation Area.

6.21 20% of total UK carbon emissions comes from existing (rather than new build) homes (source: ACAN Toolkit) but heritage and architectural constraints can make this challenging, particularly for residents living in listed buildings or properties located within the two conservation areas in Silchester, to make changes. This policy acknowledges the need to ensure the preservation of heritage assets is compatible with energy efficiency and seeks to encourage residents in conservation areas to consider modern methods of retrofitting which can minimise adverse visual impact.

6.22 For those residents living in listed buildings the Historic England Adapting Historic Buildings for Energy and Carbon Efficiency advice note (July 2024 or subsequent edition) can also help facilitate low carbon retrofitting.

6.23 Proposed improvements could be demonstrated through the production of a current EPC or equivalent certification and using the government "Improve Energy Efficiency" online survey to illustrate the proposed savings.

POLICY SIL5: ENERGY EFFICIENCY

A. In accordance with the Energy Hierarchy, where possible, all development should be "zero carbon ready" firstly secured by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Secondly, consideration should be given to energy efficiency at the outset and thirdly whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.

B. Where relevant to the scale, nature and location of the development, and where feasible, development proposals are encouraged to be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m2/year.

C. Where relevant to the scale, nature and location of the development a Climate Change Statement will be submitted to demonstrate how opportunities to reduce the energy demand over the planned period have been maximised.

6.24 This policy responds to the desire by the community to ensure that sustainability is embedded within new development. It is important that developments recognise the real and urgent response required to the climate crisis and as such contribute to the efforts to reduce and ultimately eliminate carbon emissions as well as enabling communities to adapt to a changing climate through improved resilience.

6.25 One of the most important measures that can be taken to tackle climate change is in how buildings are designed to ensure they are 'zero carbon ready' now, so they don't have to be expensively retrofitted in only a few years' time (at an estimated cost per dwelling of between £15K/£25K). There is a growing evidence base to suggest that buildings do not perform as well as anticipated at design stage. Findings demonstrate that actual energy consumption in buildings will usually be twice as much as predicted. This passes on expensive running and retrofitting costs to future occupants.

6.26 'Zero Carbon Ready' by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost. Applicants are directed to the Net Zero Carbon Toolkit, prepared by Levitt Bernstein, Elementa, Passivhaus Trust and Etude and commissioned by West Oxfordshire District Council, in collaboration with Cotswold District Council and Forest of Dean District Council. The guidance is aimed at small and medium sized house builders to use and adopt (link).

6.27 Clause C requires a Climate Change Statement to demonstrate compliance with the policy.

6.28 The policy complements and strengthens the B&DBC Climate Change Study (2021) and Climate Change Topic Paper (2023) which share the same overall aims on sustainable design.

POLICY SIL6: HOUSING MIX AND TYPE

A) Proposals for residential development will be expected to provide a mix of dwelling types and sizes to address the nature of local needs and contribute to the objective of creating a mixed and balanced community. To achieve this objective, provision should be made for smaller dwellings (1 bedroom - 3 bedroom) which should comprise 50% or more of the total in schemes of three or more dwellings.

B) Development proposals are encouraged to be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2) or M4(3), unless evidence can be provided to demonstrate that such provision would be impracticable or render the scheme unviable.

6.29 This policy responds to the wish of the community that people who have always lived in the village from childhood should be able to stay in the village throughout adulthood. As such, new housing needs to be available for younger people and downsizers and appropriately sized. In the last five years only 3 terraced properties have been sold (none in the last three years) with the majority of houses sold being large detached properties marketed in excess of £1m. In recent years planning permission has been given for a number of new/replacement properties, which again are all large, detached dwellings. As such, the percentage of smaller housing stock is decreasing with a growing imbalance of properties which are significantly out of the reach of the majority of local people. As such, the opportunities for young families, couples and downsizers, is extremely limited.

6.30 The Village Design Statement (2007) noted: "*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*"

6.31 The last development in the parish to include housing with affordable tenures was over 20 years ago. This policy therefore seeks to redress the growing imbalance by providing wider range of house sizes, types and tenures in order to meet the locally identified need and to provide choice for existing and new residents, including maximising the provision of affordable housing.

6.32 2021 Census data for the Silchester output areas (neighbourhood level) show that on average only 1% of properties have 1 bedroom, under 9% are 2-bedroom, 31% are 3-bedroom and 59% are 4+ bedroom. Over 70% of homes are underoccupied and have 2 bedrooms or more which are not used.

6.33 With the exception of The Hydes Platt and Hartleys area (Census code E0014369) over ¾ of properties are detached.

6.34 In addition, the policy seeks to ensure that new development is sustainable and adaptable, enabling people the comfort of staying in their home as they get older and being able to make the necessary changes to help them remain in independent living and supports the emerging Local Plan policy in this regard (Policy HSG8)

POLICY SIL7: AFFORDABLE HOUSING

A) All developments of 10 or more dwellings must deliver on site a minimum of 40% affordable housing.

B) The tenure split, size, mix and type of affordable housing including affordable home ownership, affordable rent and social rent should reflect local need as identified in an update to housing needs assessment in consultation with the Parish Council, BDBC and Registered Providers.

C) Priority for allocation for affordable housing will be given to those with a verified local connection to Silchester which is defined as through residency, occupation or family residence in cases of giving/receiving care or support.

6.35 The evidence from Basingstoke and Deane currently demonstrates an identified need for 12 households on the housing register with a verified local connection to Silchester, all requiring smaller (up to 3-bed) properties.

6.36 The SNP is aware that some flexibility should be given in terms of tenure mix, size and type due to the locally difficult conditions to secure Registered Providers, but the delivery of much needed affordable housing as part of any new development within the village is seen as critical.

6.37 As such, the SNP recognises the need to allocate a single site within the plan, of a scale large enough to ensure affordable housing is delivered as part of the scheme; as previously noted there have been a number of infill properties, conversions and single new builds over the last 20 years which have not contributed to affordable housing provision and as such there is a growing need to be addressed, otherwise people (particularly younger and older age groups) will move away and lose their family connections to the village.

POLICY SIL8: LOCAL EMPLOYMENT

The Neighbourhood Plan identifies 5 sites in established employment use as shown on the Policies Map, that are of economic value to the parish and fundamental to provide local employment opportunities.

1. **Silchester Church of England Primary School**
2. **The Calleva Arms**
3. **Silchester Farm**
4. **Culham Mill**
5. **Ash Park Business Centre**

A. Proposals for the intensification of employment uses in these identified sites will be supported, provided they incorporate uses which will be compatible with existing uses in adjacent land and protect the setting of any heritage assets or landscape designations in close proximity to the site,

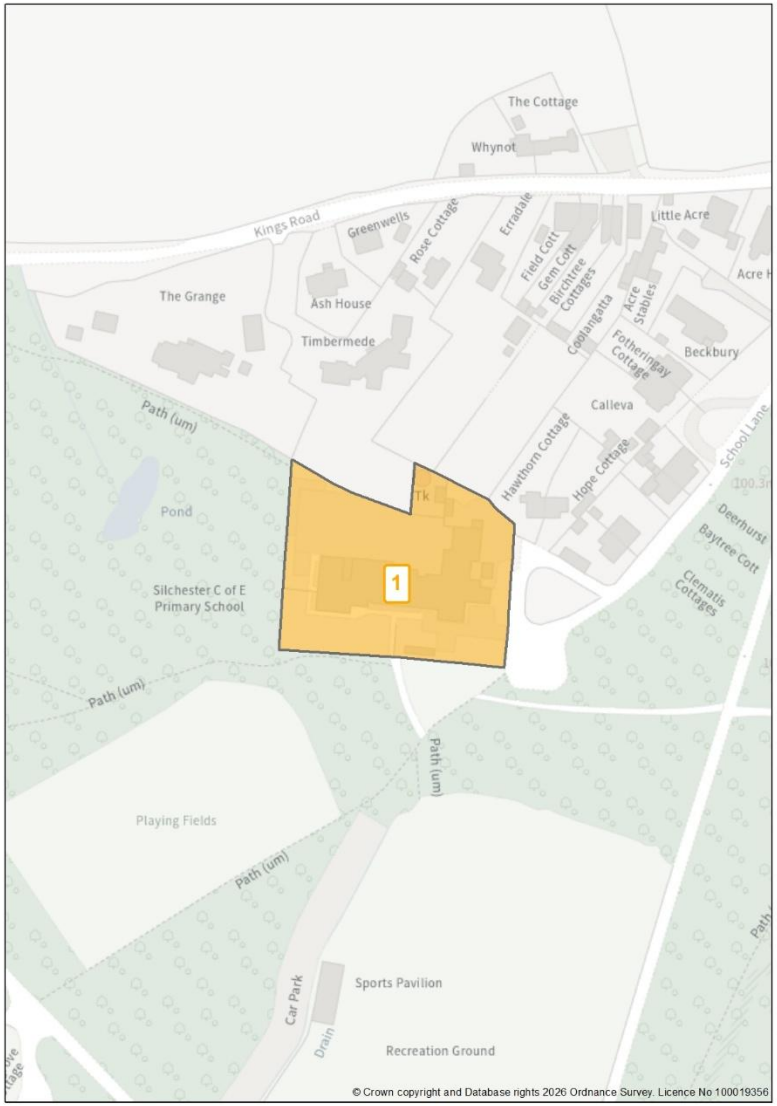
B. Proposals that would generate significant amounts of movement should be supported by a Travel Plan and/or Transport Assessment or Statement to address the transport impacts arising from development, whilst maximising opportunities for sustainable transport modes.

C. Proposals will be supported 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 Local Plan policy EP2 parts 1a and 1b.

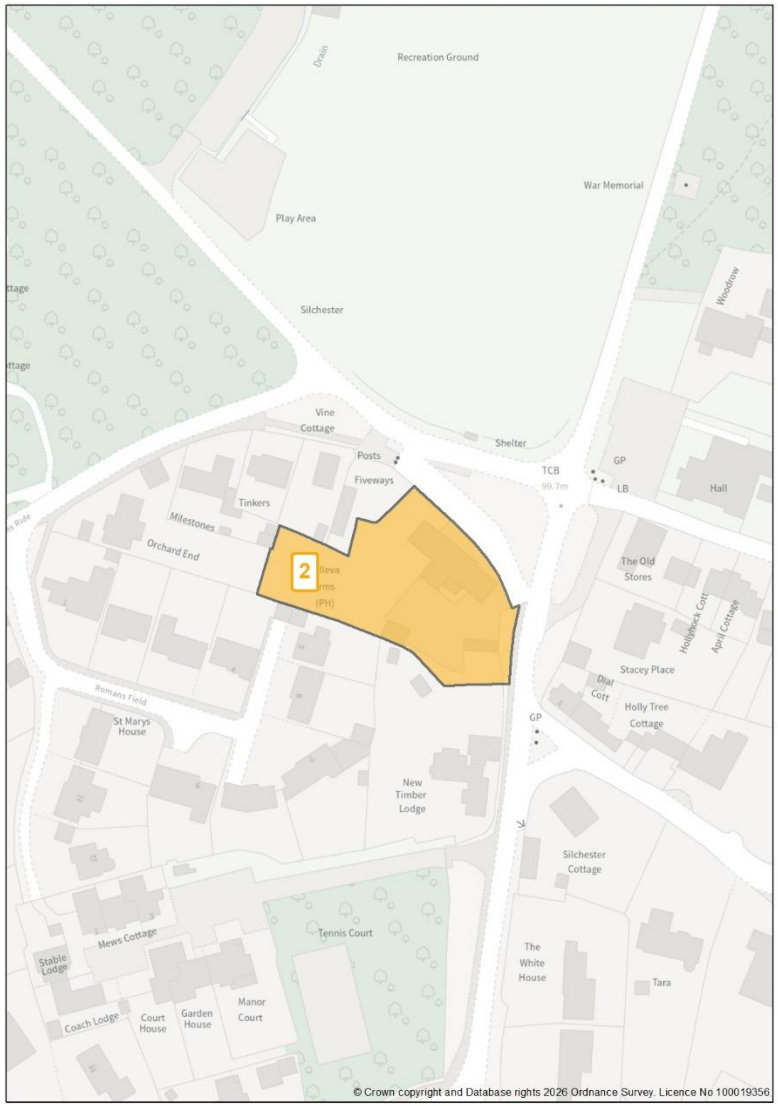
6.38 This policy seeks to protect the existing employment spaces in the parish, as shown on the Policies Map, from a change of use for another purpose. It is recognised that some changes of use do not now require planning permission and new permitted development rights have enabled future changes of some uses from what are now Class E uses to residential uses, with such proposals requiring Prior Approval. However, none of the employment uses listed here are understood to fall within Class E.

6.39 These commercial, business and service uses play an important part of the distinct function and character of the village, providing local employment opportunities and contributing to the local economy as part of a well-balanced community. Whilst the community have indicated that there is no requirement for the provision of any further locations in the future, there would be a detriment to the village if these existing business locations were lost. The pub in particular, located at the centre of the village, provides employment opportunities for local people reached within easy walking distance, ideal for those who may not drive.

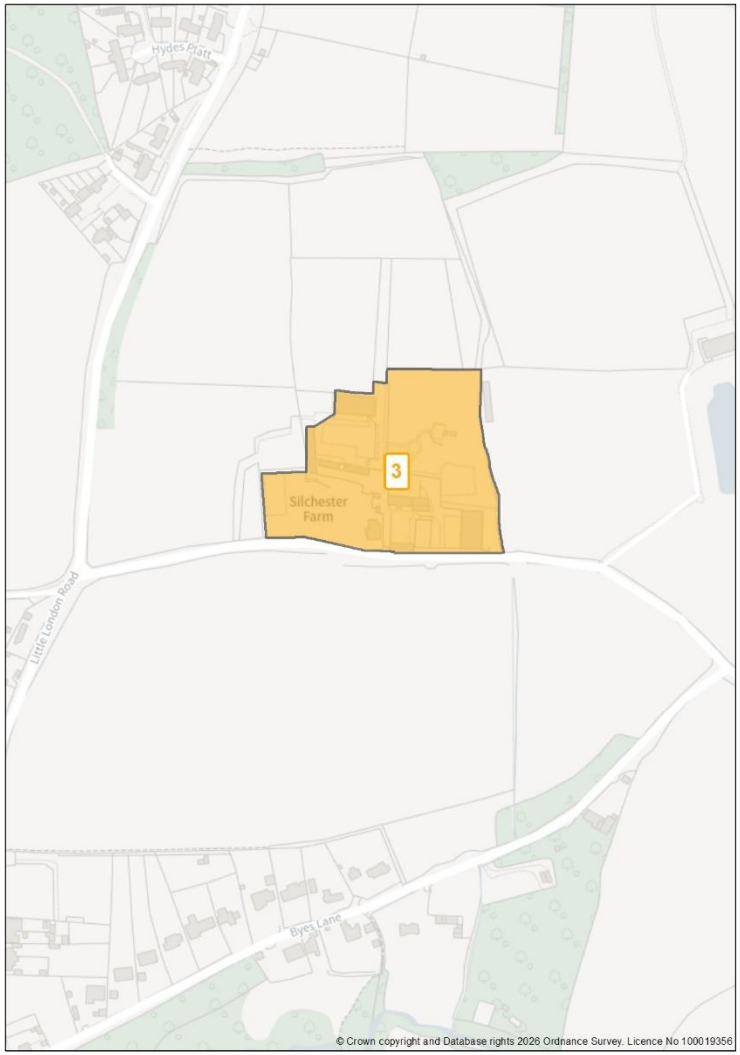
6.40 Detailed outline maps of the 5 employment sites noted are shown below. Details of the specific location of each site can be seen on Map 2 of this document. Detailed maps of the location for each site appear on pages 24 to 26 of this document.



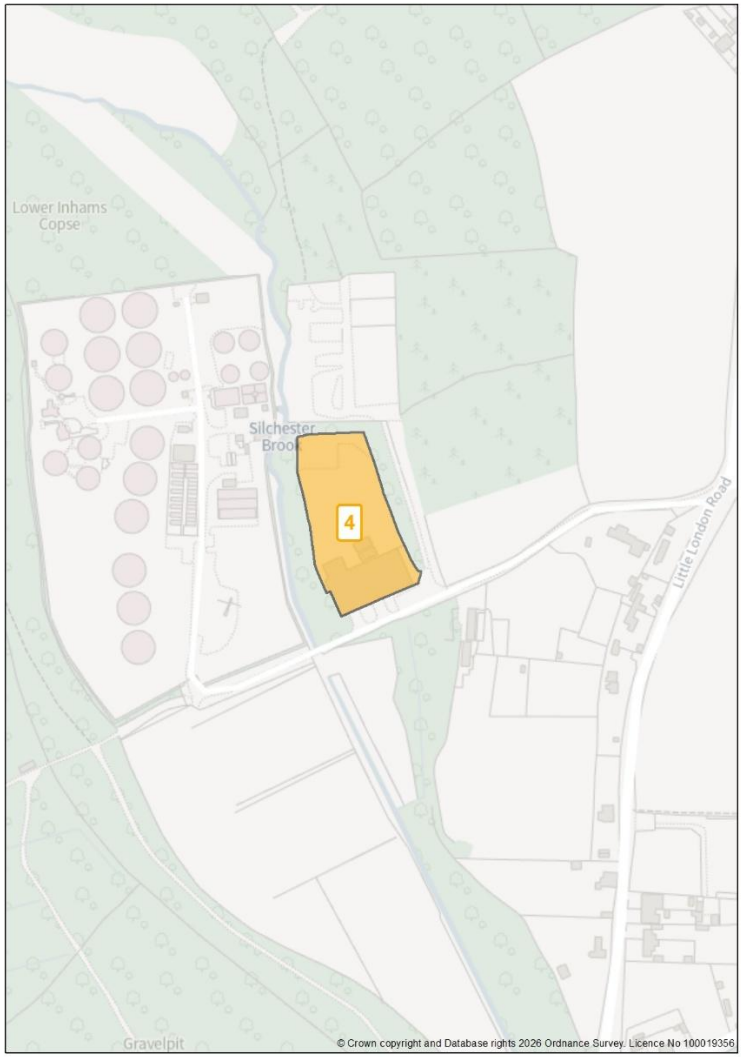
Employment site 1 Silchester Church of England Primary School



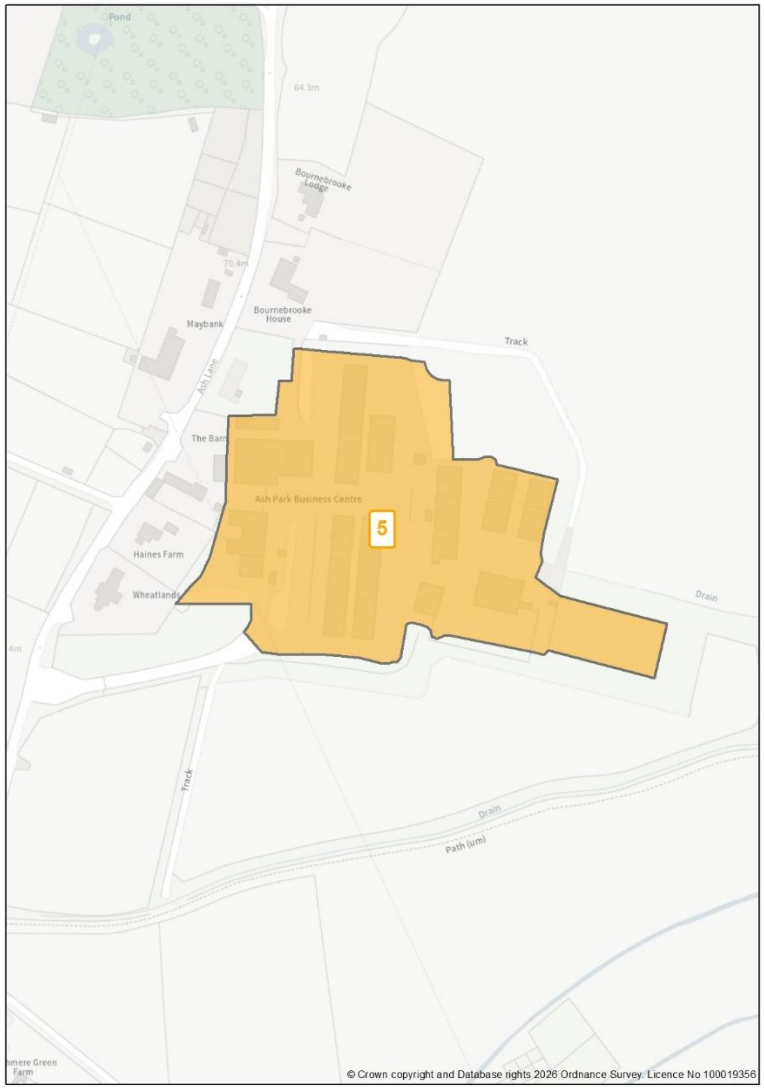
Employment site 2 Calleva Arms



Employment site 3 Silchester Farm



Employment site 4 Culham Mill



Employment site 5 Ash Park Business Centre

POLICY SIL9: CONNECTING THE VILLAGE

The Neighbourhood Plan identifies the existing active travel routes, as shown on the Policies Map. For the purpose of prioritising active travel in accordance with Healthy Streets principles and encouraging the use of public transport. Development proposals on land that lies within or adjacent to public rights of way and public transport networks should avoid harm and where appropriate to the scale, nature and location of the proposal enhance the connectivity of the Network by virtue of their layout, means of access and landscape treatment, including the creation of safe and suitable links to the existing footways, footpaths and walking routes.

A. Proposals which deliver opportunities for improvements to the public realm, in partnership with Hampshire County Council as Local Highways Authority, will be supported which enhance the walking and cycling environment, improve residential amenity and highway safety.

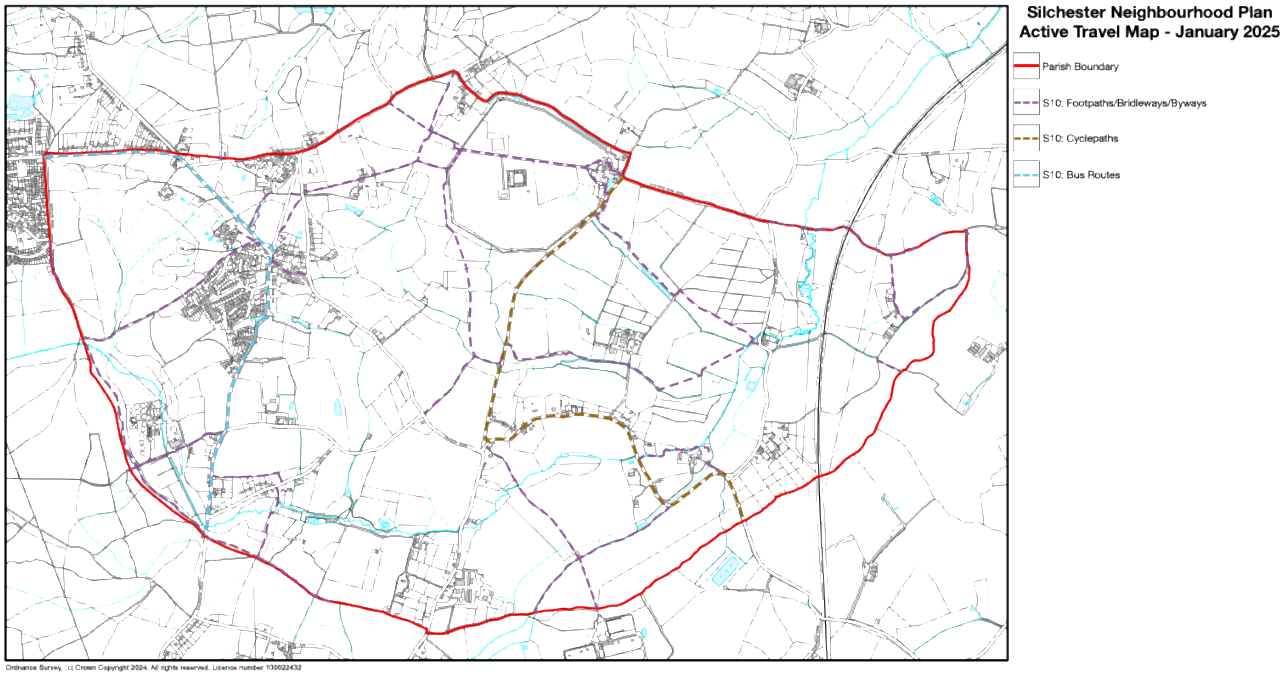
These opportunities are:

1) the improvement of existing and provision of new specified footpaths, as shown, to provide safe, all weather surfaced (where appropriate), step-free routes, to facilitate walking to Silchester Primary School, the Village Hall, the "Wall" and the Calleva Arms from all houses within 0.5 miles.

2) The installation of appropriate tree planting to provide canopy cover and shade spots along walking routes as well as providing appropriate benches and wildflower planting to enhance the walking experience and provide places to rest.

3) The provision of secure cycle parking for each dwelling in all new developments and the installation of cycle parking at community facilities such as the 'wall' car park, the Village Hall, the Calleva Arms and the Recreation Ground to encourage cycling for short journeys around the parish.

4) Roads constructed as part of any new development should be designed to contain vehicle speeds together with other suitable measures to prioritise walking and cycling.



6.41 This policy seeks to encourage safe, accessible and convenient means of walking and cycling through the Parish.

6.42 The Policies Map shows the full extent of the existing Network which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network and/or improve the attractiveness of rural routes.

6.43 The opportunities for upgrading existing footpaths to improve year-round accessibility and other opportunity measures were identified through community engagement.

6.44 The opportunities for upgrading existing footpaths to improve tear-round accessibility and other opportunity measures were identified through community engagement.

POLICY SIL10: COMMUNITY FACILITIES

The Neighbourhood Plan identifies the following community facilities, shown on the Policies Map.

1. **The Village Hall**
2. **Silchester Sport Pavilion and playing field**
3. **St Mary the Virgin Church**
4. **Methodist Church**
5. **Parish Rooms**
6. **The Calleva Arms**
7. **Silchester Playground**
8. **Bus Shelter Book Library**
9. **Museum**

A. Proposals that will harm the community value of an asset or result in the loss of a local community use will not be supported unless:

i) It can be clearly demonstrated that the facility is no longer required and alternative facilities are easily accessible for the community they are intended to serve; and i)It can be clearly demonstrated that the facility is no longer required and alternative facilities are easily accessible for the community they are intended to serve; and

ii) It can be demonstrated through a rigorous marketing exercise that the use is no longer viable, that all reasonable efforts have been made to retain it and that there is no alternative use that ii)It can be demonstrated through a rigorous marketing exercise that the use is no longer viable, would provide a beneficial facility to the local community. that all reasonable efforts have been made to retain it and that there is no alternative use that would provide a beneficial facility to the local community. iii) For the avoidance of doubt, where a community facility is also an employment facility, the proposal should also demonstrate compliance with SIL9 .

B. Proposals for the redevelopment, improvement or expansion of an existing local community facility or use to extend or diversify the level of service will be supported, provided the change will not undermine the viability of the primary community use. Improvements include those in relation to energy efficiency, carbon emissions and/or general suitability, condition and longevity of to energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings, with significant weight attributed to such improvements.

6.45 Community facilities are highly valued by the people of Silchester. This policy is intended to safeguard existing local community facilities from being lost, through demonstrating their value to the local community. The only exception to this would be where the community facility is to be acceptably re-provided in an alternative location, improving that offering through relocation. The policy also identifies locations where the SNP would support extension of existing facilities to help them become more self-sustaining, diversify their remit and enhance their current offering.

6.46 A description of each facility and its community value is provided in Appendix C. Collectively, these facilities are cherished by the community and offer a valuable and vital resource to support community life, and therefore warrant the protection of the policy.

6.47 It is noted that two locations, the school and the Calleva Arms public house, appear in both policy SIL9 and SIL11. The two facilities are important employment sites given the lack of other employment opportunities within the village but are absolutely vital to community cohesion given their central location.

6.48 For the avoidance of doubt, where a community facility is also an employment facility, the proposal should also demonstrate compliance with SIL9 .

6.49 Improvements include those in relation to energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings, with significant weight attributed to such improvements.

POLICY SIL11: EDUCATION

The Neighbourhood Plan identifies Silchester Church of England Primary School, shown on the Policies Map.

Proposals for the expansion of the school or proposals for co-location of related services, such as, but not limited to, early years provision, to safeguard the future viability of the school, will be supported.

6.50 This policy idea has a similar intention to SIL10 above but specifically relates to the use of the land at Silchester Church of England Primary School for the provision of education and land uses associated with this. The school is valued by many residents, ensuring a thriving mix of generations in the village which is vital to the maintenance of a well-balanced community. This policy supports expansion of the school in the future or proposals for co-location of education related services, such as the creation of a pre-school, to safeguard the future viability of the school and respond to community need.

6.51 Silchester Church of England Primary School is a member of the local federation of primary schools which enables a sharing of resources through the federation to ensure that all the schools within the federation remain viable in the long term. The School is an important asset to the community and serves an important need.

6.52 The school currently has a capacity for 210 pupils across 7 classes. It is intended to reach an intake of 30 pupils to the Reception year annually, and to accept pupils who may move into the area during the school year.

6.53 With the closure of the former pre-school at the village hall, the school facility would provide an appropriate and convenient location and setting for early years provision in the future.

POLICY SIL12: GREEN INFRASTRUCTURE

A. Development proposals should protect and enhance components of wildlife and biodiversity interests having regard to Hampshire's Ecological Network Mapping (Map 1). Where appropriate, proposals should secure the mandatory Biodiversity Net Gain requirements as established by the Environment Act 2021.

B. Development proposals requiring the provision of on-site open space will be supported where the design of open space is integral to the scheme and, where appropriate, is effectively connected to any adjoining green infrastructure assets. Proposals for smaller infill schemes should also seek to realise any opportunities to connect their landscape schemes with adjoining green infrastructure assets. Where appropriate, developers will be expected to enter into a planning obligation to secure satisfactory arrangements for the long-term management of this open space.

C. Where appropriate development proposals for infill schemes will be supported where it connects its landscape schemes with adjoining green infrastructure identified on Map 1.

D. Development proposals should retain trees and hedgerows, wherever possible, and secure opportunities to create connected habitats as identified on Map 1. Where they are unavoidably lost, replacement trees and hedgerows using indigenous species should be planted. Development proposals, where appropriate, should ensure that any potential impacts upon rare and threatened species are fully assessed in accordance with national policy, and where necessary, mitigation measures are incorporated to safeguard and protect those species.

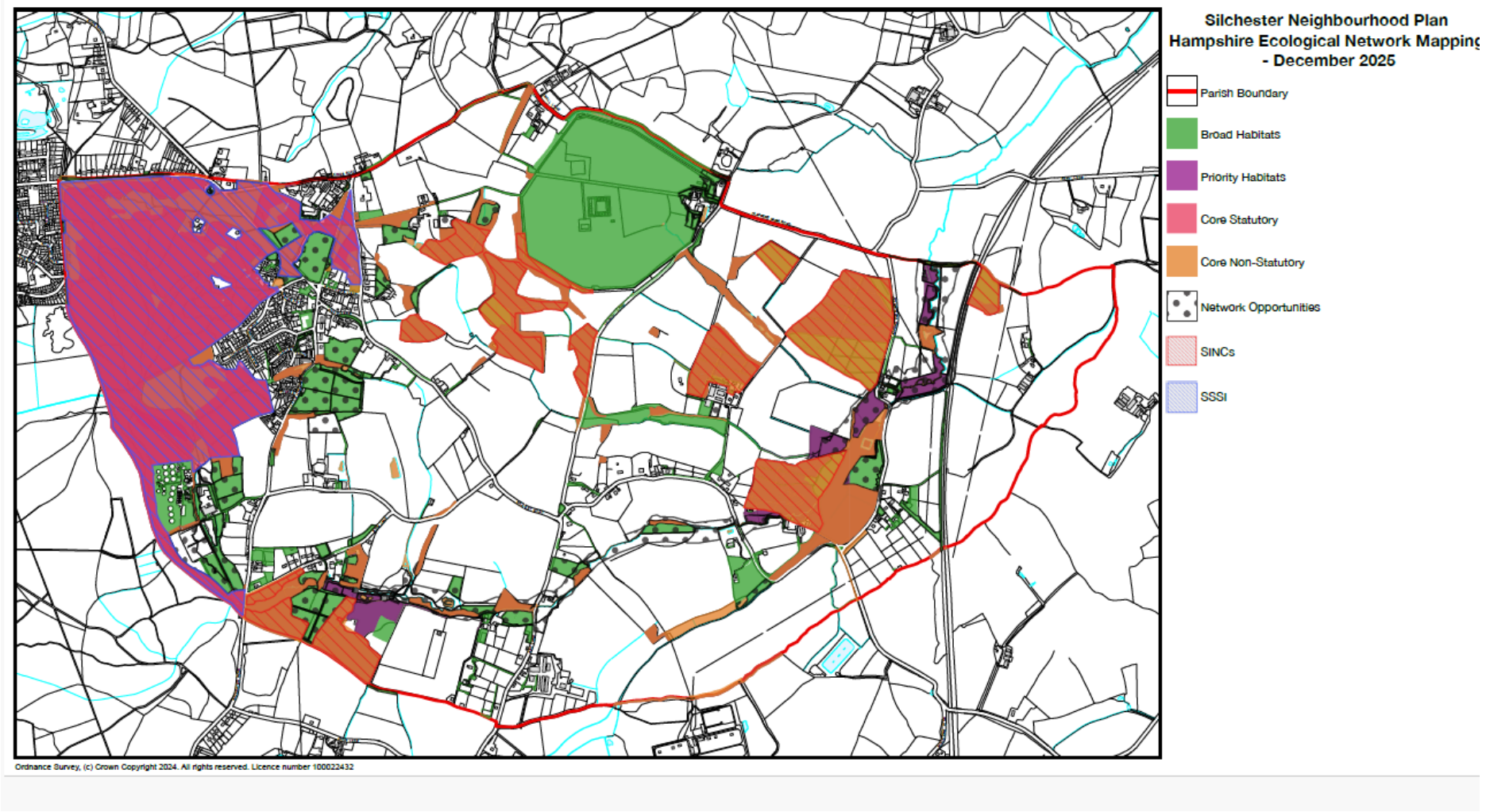
E. Development proposals should, where appropriate, improve the functionality of the habitats and open space Networks in the design of their layouts, landscaping schemes and public open space provisions.

6.54 Silchester Common is and has been, a central focus for the village for generations. In 1951, it was one of the earliest pieces of UK land to be designated as a Site of Special Scientific Interest, recognising the rich plant and animal life including rare heather, diverse invertebrates, characteristic butterflies and vulnerable species of birds. The common is also the main location for residents to come together to play and engage in sport and recreation, being the setting for the play area, pavilion and sports pitches.

6.55 The purpose of this policy is to promote ecological connectivity, outdoor recreation and sustainable movement from the Common, through the village and into its surrounding countryside and of helping mitigate and adapt to climate change. The Network as shown in the Network Map (Map 1) comprises assets of nature conservation value including ancient woodland, trees and hedgerows, water bodies and assets of biodiversity value, and of recreation and amenity value including children's play areas, community gardens, recreational playing fields, and off-street footways, cycleways and bridleways in and around Silchester. In most cases assets have multi-functional, nature conservation and recreational and amenity value.

6.56 The network has been mapped using publicly available data, primarily that produced by Natural England and Hampshire Biodiversity Information Centre.

6.57 Developers should be aware that Basingstoke and Deane Borough Council now operates a District Licence Scheme for Great Crested Newts.



Map 1 Hampshire Ecological Network Mapping

7 IMPLEMENTATION & MONITORING

7.1 The Neighbourhood Plan will be implemented through Basingstoke and Deane Borough Council consideration and determination of planning applications for development in the parish. The Parish Council will monitor the effectiveness of the policies through the development management process. In addition Basingstoke and Deane Borough Council monitor the implementation of Neighbourhood Plan policies, once adopted, through the Authority Monitoring Report which is published in December each year. This report is prepared in consultation with relevant parish council each year.

DEVELOPMENT MANAGEMENT

7.2 The Parish Council will use a combination of the Local Plan and this Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

7.3 The success or otherwise of the policies will feed into the assessment of the need for a review of the Plan.

LOCAL INFRASTRUCTURE IMPROVEMENTS

7.4 Opportunities may arise through S106 agreements or through the Community Infrastructure Levy (CIL) to secure financial contributions to invest in improving local infrastructure. When the Neighbourhood Plan is made, the Parish Council will be able to determine how and where 25% of the CIL collected from schemes in the parish is spent (currently only 15%) in accordance with the CIL Regulations.

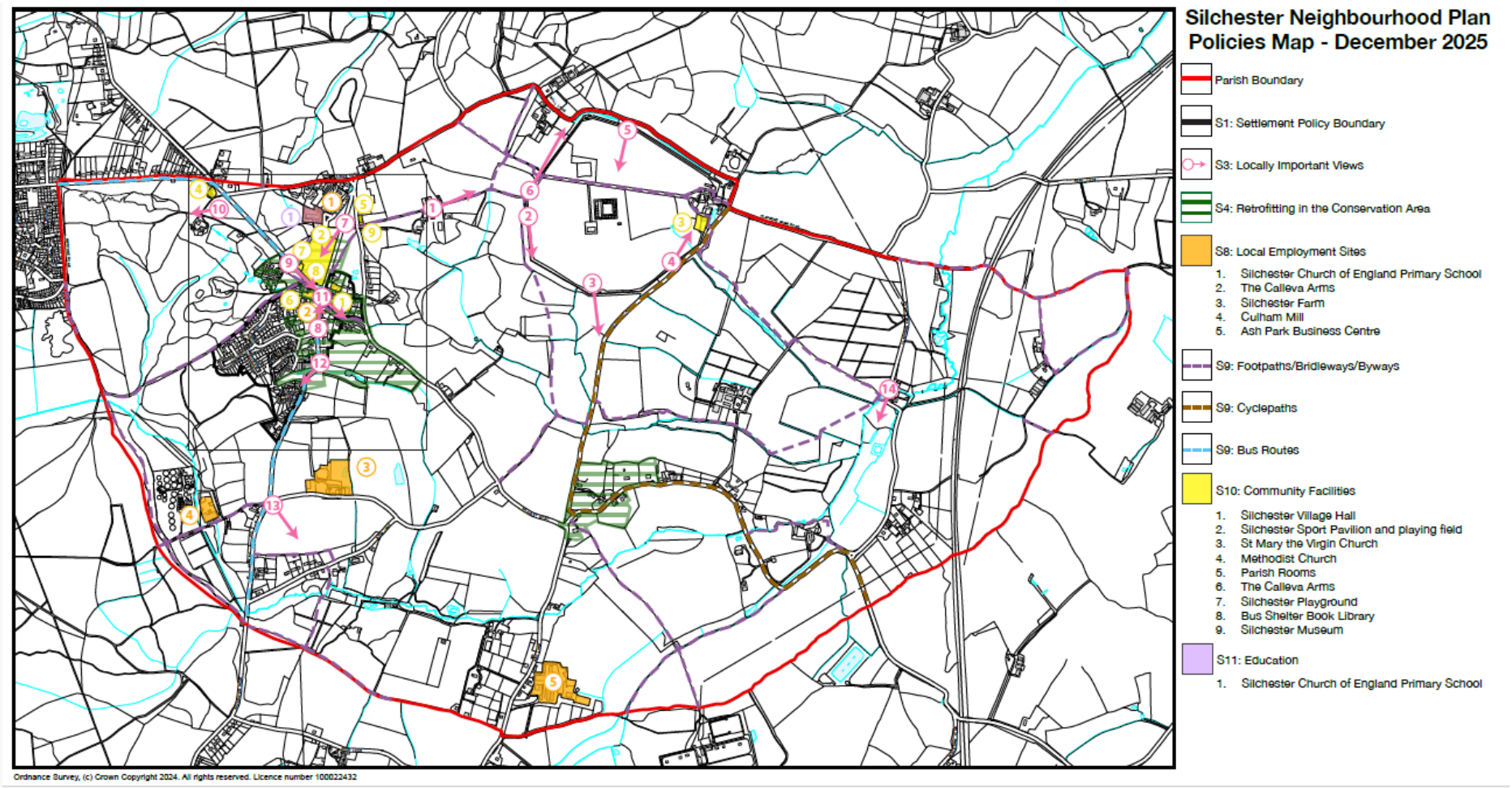
7.5 The Parish will prioritise the following in spending CIL funds:

- Improvements to the Drove to enable all weather access to the Roman wall along this path.
- Development of a safer pedestrian crossing on Little London Rd from the Village Hall to the Calleva Arms pub.
- Development of a safer pedestrian crossing on Pamber Rd from Dukes Ride or the Calleva Arms to the playing field.
- Improved pedestrian access from the village centre to Pamber village.
- Improved drainage on paths through the village.
- Improved drainage of the playing field to reduce the disruption of winter sports .
- Introduction of a one-way traffic flow in Holly Lane.
- Introduction of a walking route from the village centre to Silchester Farm and other employment locations.

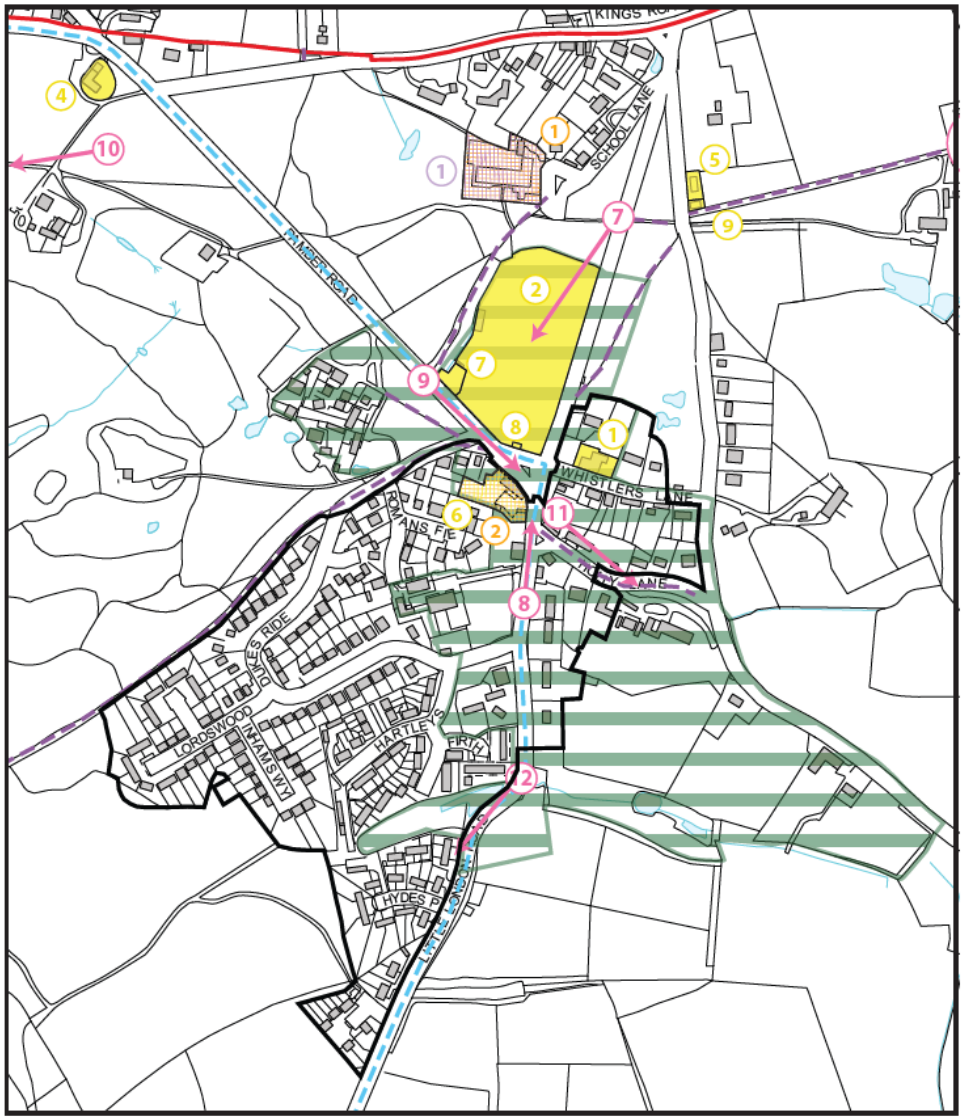
OTHER NON-PLANNING MATTERS

7.6 During the process of preparing the Neighbourhood Plan, there have been ideas for improving or addressing current problems in the parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. These include:

- Moving the electrical transformer outside the village hall to a more appropriate location.
- The speed of traffic through the village is a concern to many residents and needs to be addressed.
- The condition of many roads in the village is very poor and permanent repairs to potholes are needed.



Map 2 Policies Map Full Area



Silchester Neighbourhood Plan
Policies Map Inset - December 2025

- Parish Boundary
- S1: Settlement Policy Boundary
- S3: Locally Important Views
- S4: Retrofitting in the Conservation Area
- S8: Local Employment Sites
  1. Silchester Church of England Primary School
  2. The Calleva Arms
  3. Silchester Farm
- S9: Footpaths/Bridleways/Byways
- S9: Bus Routes
- S10: Community Facilities
  1. Silchester Village Hall
  2. Silchester Sport Pavilion and playing field
  4. Methodist Church
  5. Parish Rooms
  6. The Calleva Arms
  7. Silchester Playground
  8. Bus Shelter Book Library
  9. Silchester Museum
- S11: Education
  1. Silchester Church of England Primary School

Map 3 Policies Map Inset

A – SILCHESTER DESIGN CODES (SIL2)

ATTACHED AS SEPARATE DOCUMENT DUE TO SIZE

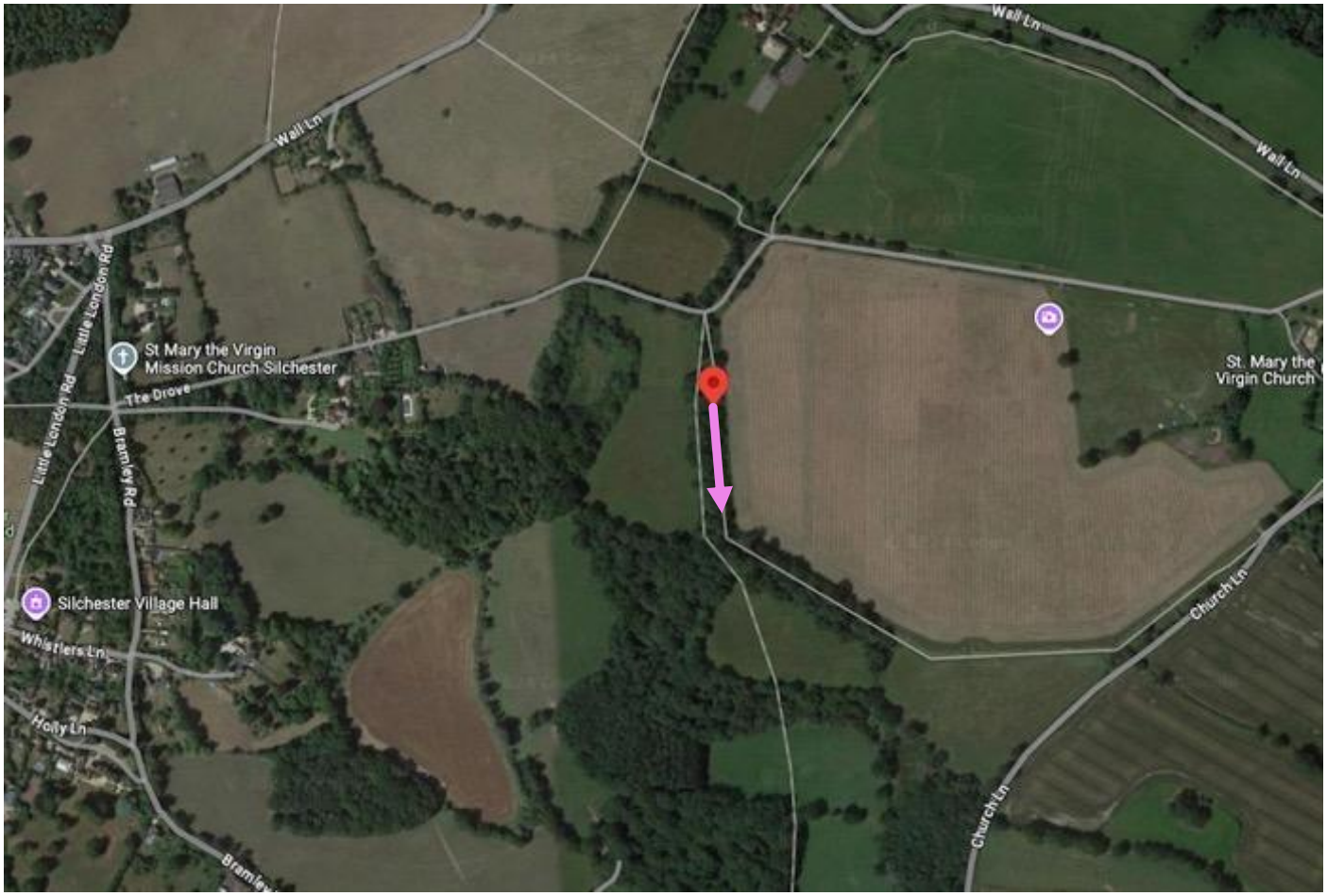
APPENDIX B – LOCALLY IMPORTANT VIEWS (SIL3)

Area 1 Calleva Roman Town - *From Bramley Road close to the centre of Silchester, The Drove connects the village of Silchester to the Roman town of Calleva Atrebatum. Arriving at the west gate into the town, the view takes you over ancient pastureland towards St. Mary the Virgin Church, the parish church of Silchester. Go southeast and walk down past Rampier's Copse, climbing up the bank onto the Wall provides spectacular views over the parish of Silchester and North Hampshire. (*Treasured Views - Village Design Statement Page 7*)*

View 1 Heading east along the footpath from the Village along the Drove towards the wooded canopy and Rampiers Copse

51°21'26.7"N 1°05'35.4"W

View 2 Facing south adjacent to the Wall past Rampiers Copse, an important woodland with historical significance as a result of its location to the west of the Roman Town. 51°21'25.4"N 1°05'17.0"W



View 3 From the southern wall facing south across the Parish towards Basingstoke,
51°21'14.2"N
1°05'03.5"W

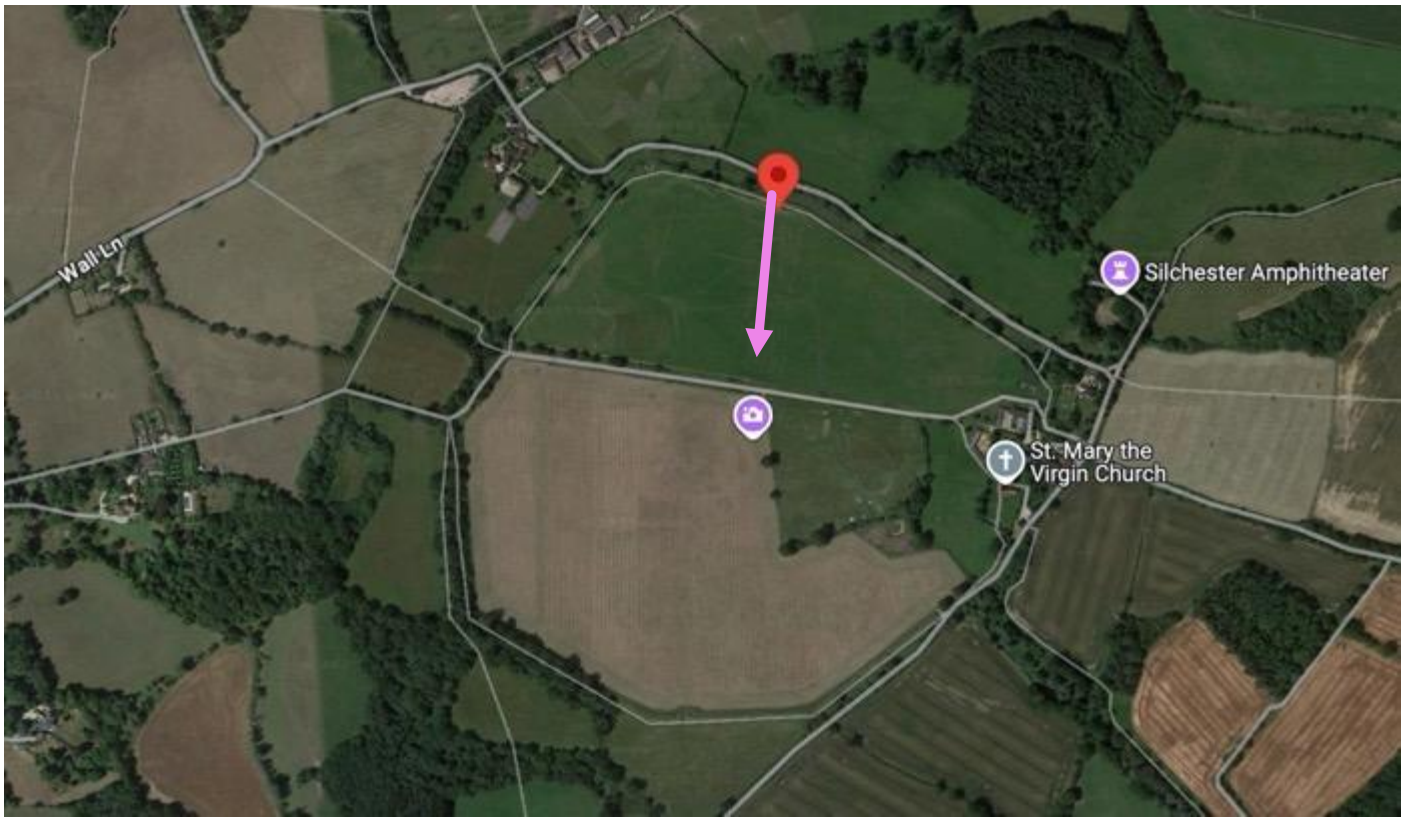
View 4 At the south eastern end of the Wall (by Church Lane) looking north north-east towards St Mary the Virgin. (a stop on the Silchester Trail)

51°21'18.0"N 1°04'44.7"W

Go north and you're soon walking along high on the wall with the new excavations to your right, where every summer for nearly 50 years a small 'Roman' town of archaeologists' tents emerged 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. (*Treasured Views - Village Design Statement. Page 7)

View 5 Northern side of the Roman Town looking south 51°21'37.2"N 1°04'57.4"W

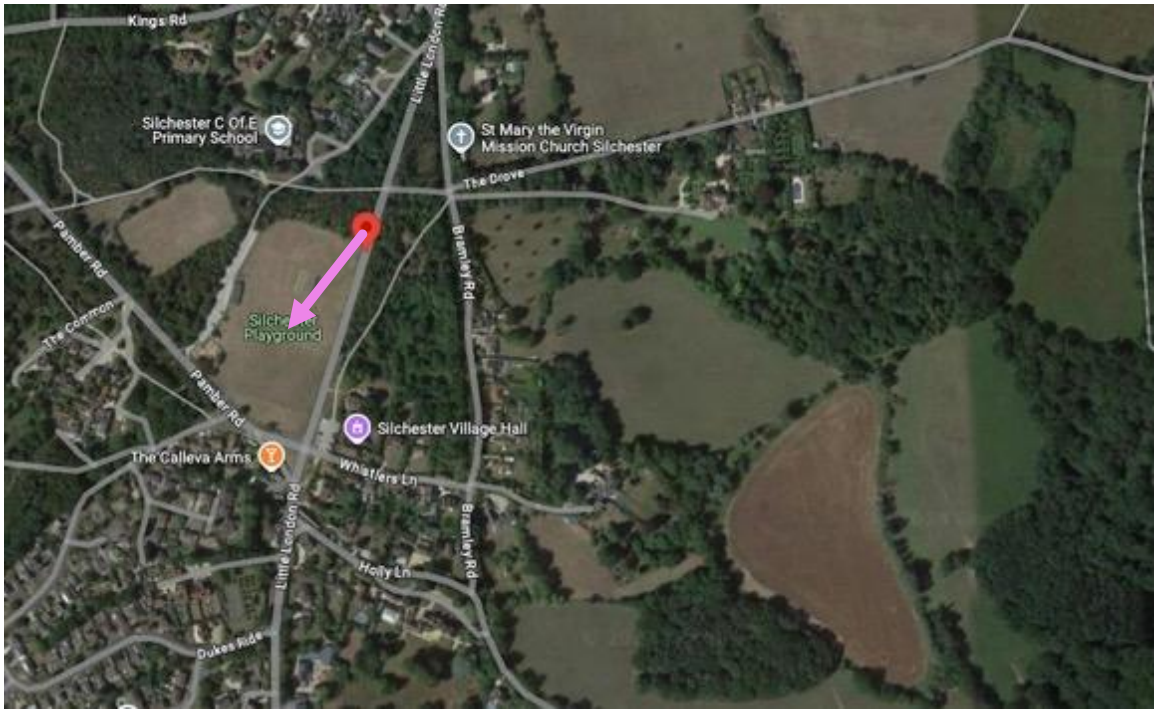


View 6 Western side of the wall looking north 51°21'30.4"N 1°05'13.3"W

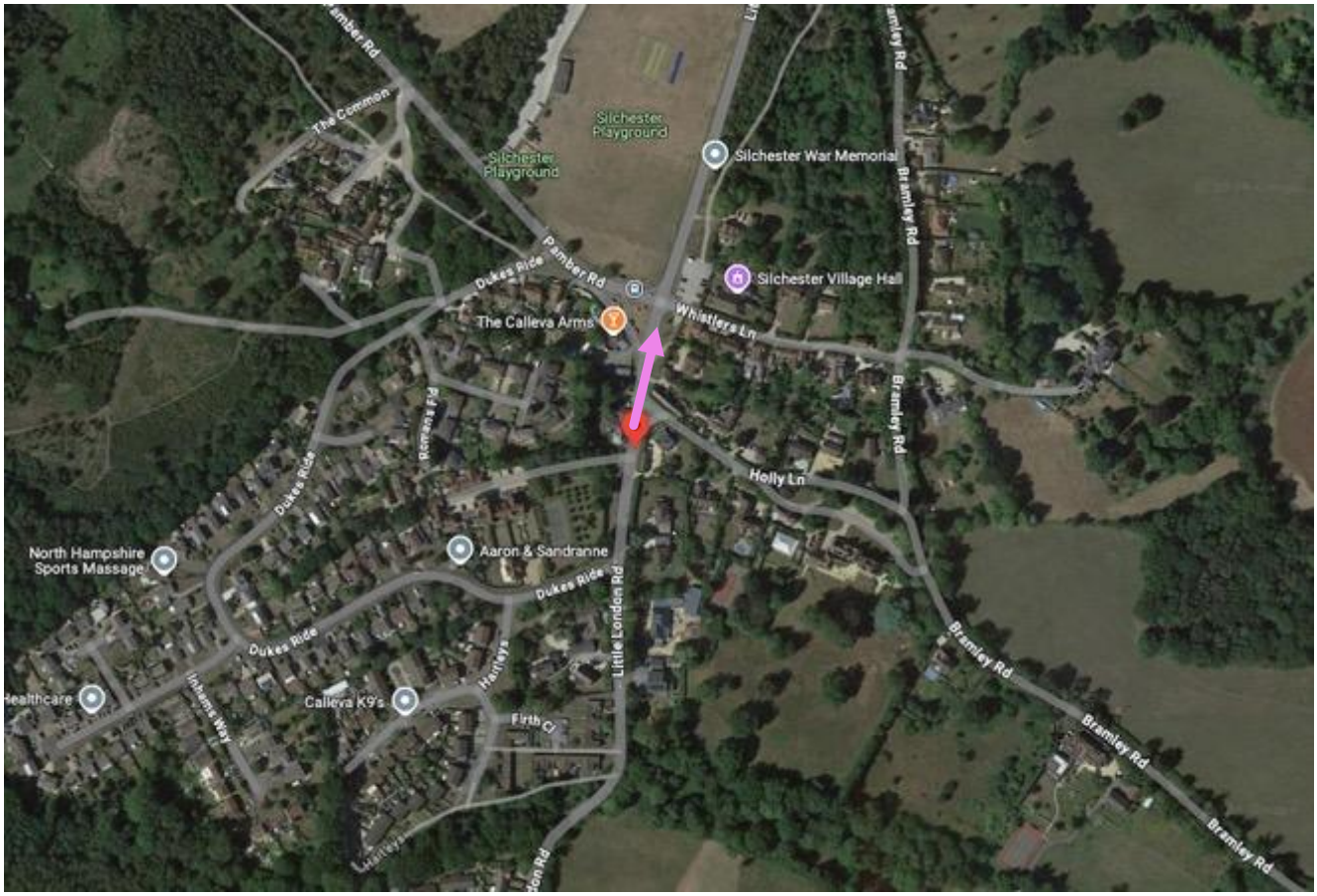
Area 2 - Conservation area - In the Norman and mediaeval period, the settlements at Silchester were grouped around the Church and at The Pound. Increasing population in the 15th century led to clearance on the common and a settlement shift away from the Church. Today, approaching the village from most directions you drive first through a tunnel of trees that do not hint and the open space and settlement beyond. It then suddenly opens to reveal a clear view of the playing fields on Silchester Common, at the heart of the village. There is a strong sense of being in the countryside everywhere in the village, with this open space adding significantly to the feel of the village and allow a peaceful and tranquil atmosphere to be retained.

"As such the views across the playing fields and into Silchester from Pamber Heath and from the south from Little London Road are particularly cherished by local residents and help to define the character of the village (Treasured Views - VDS page 7) as they contain the war memorial, village hall, pub, cricket pavilion and play area. The expansive common is the most dominant, and memorable, feature of the Conservation Area. The character of the buildings on its perimeter is strengthened by the long views afforded across the open common. The common and heathland area around Silchester is much valued as a recreational resource for pastimes such as walking and horse riding.

View 7 Looking south southeast across the common to the pavilion and pub 51°21'22.1"N 1°05'58.1"W

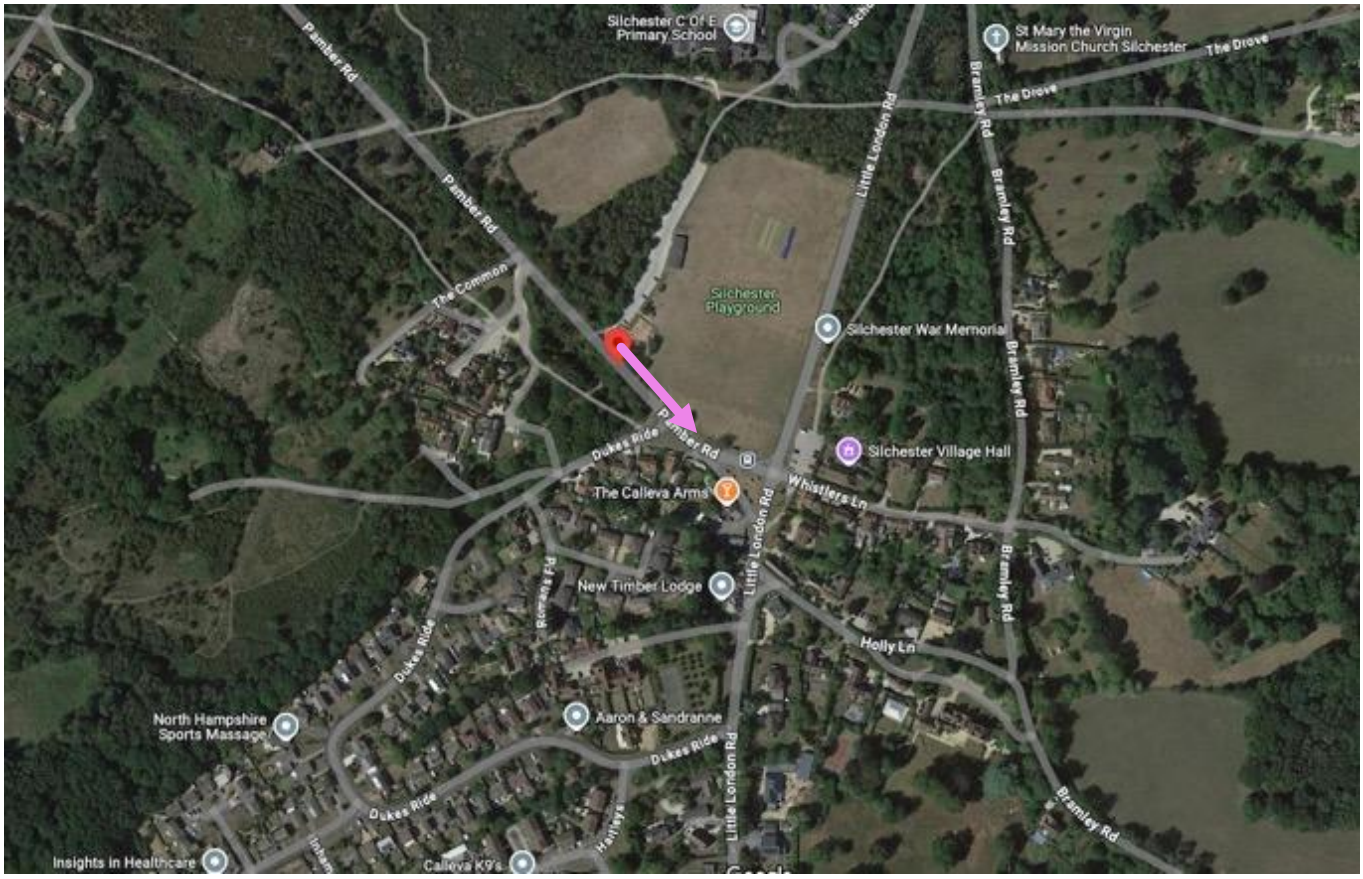


View 8 Approaching the centre of the village from the south along Little London Road. 51.353390, -1.100625



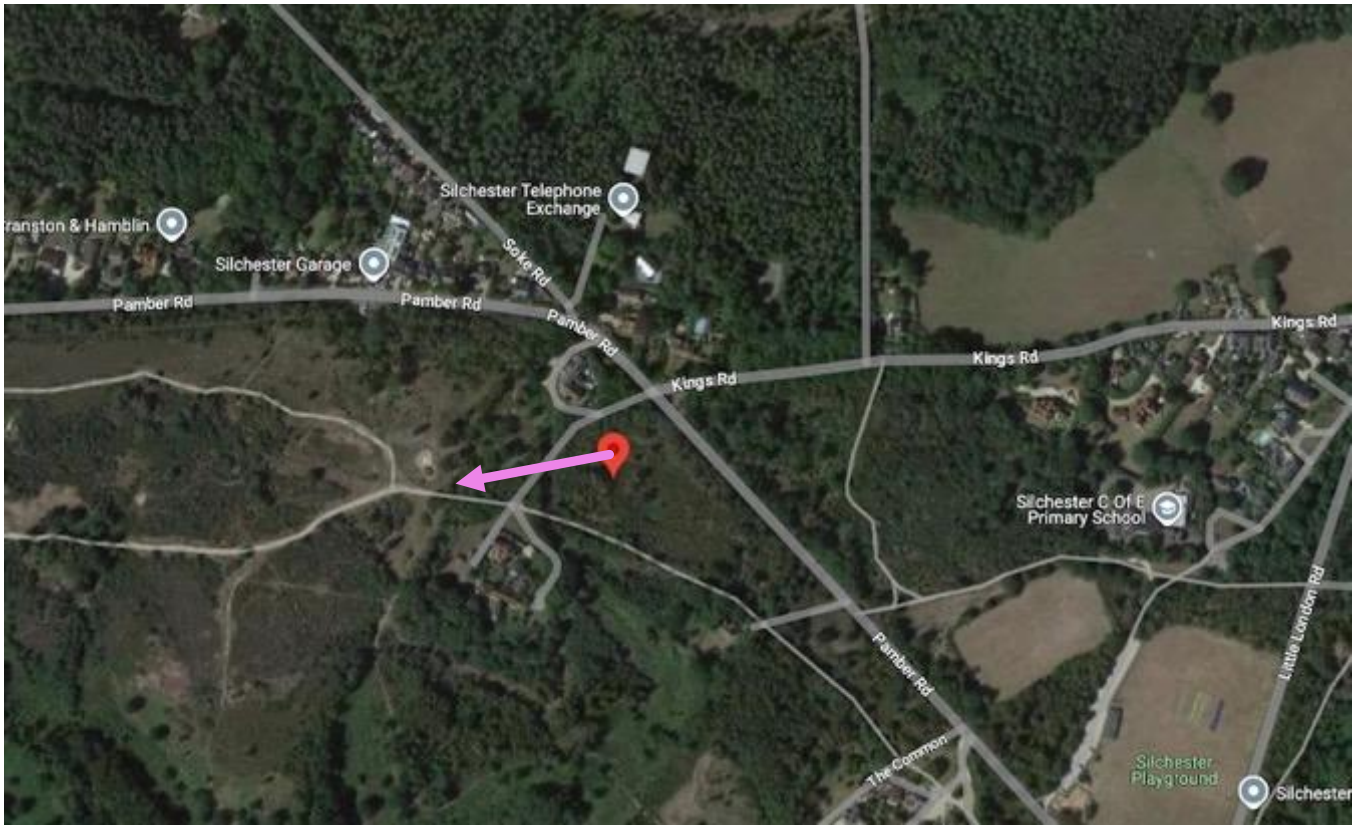
View 9 Approaching the centre of the village from the West along Pamber Heath Road

51.354978, -1.101948



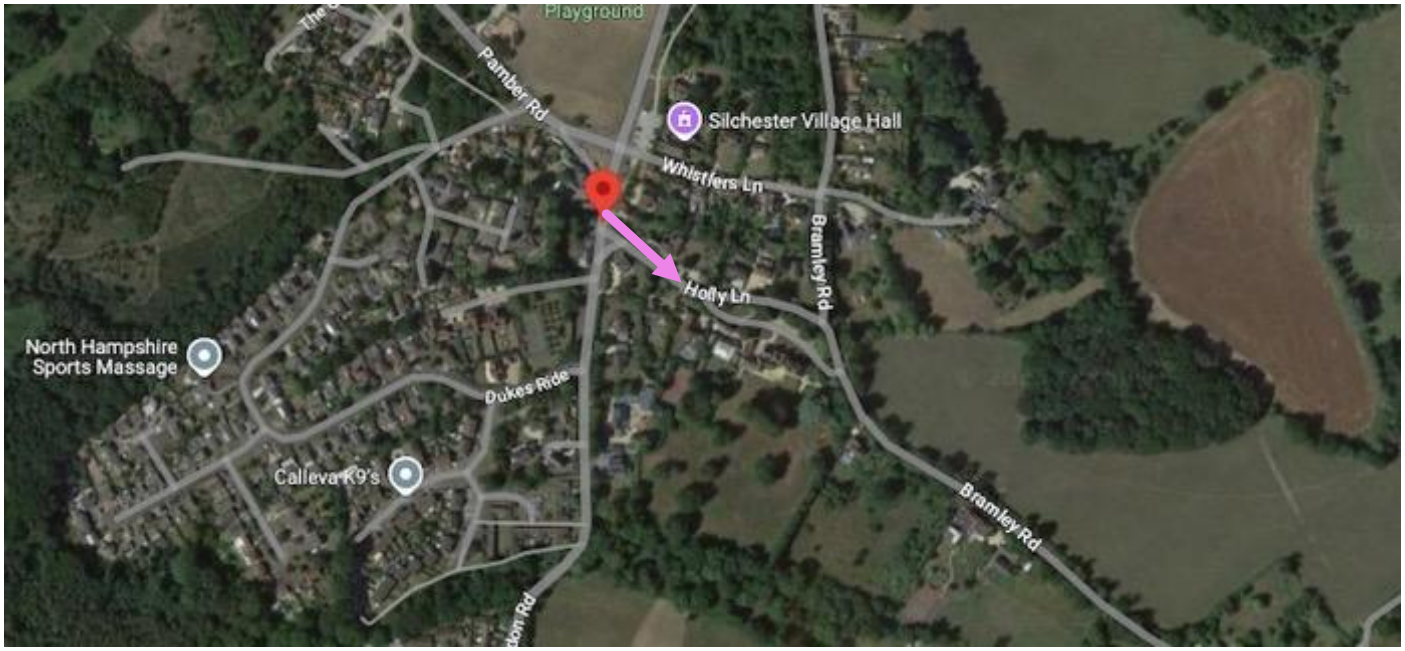
*Silchester's unique character is derived as much from the Common as from any other single feature, even the Roman Town, some think. The banked, thickly covered sides of this valley provide shelter for the annual arrival of the nightjars from Africa. Gorse, heather, furze and other plants that thrive 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. (*Treasured Views - page 7 VDS*)*

View 10 Silchester Common from the Footpath off Pamber Road, looking west 51°21'26.5"N 1°06'24.1"W


Silchester Telephone Exchange
Silchester Garage
Soke Rd
Pamber Rd
Pamber Rd
Pamber Rd
Kings Rd
Kings Rd
Kings Rd
Silchester C Of E Primary School
Pamber Rd
The Common
Little London Rd
Silchester Playground
Silchester

View 11 Holly Lane from Little London Road

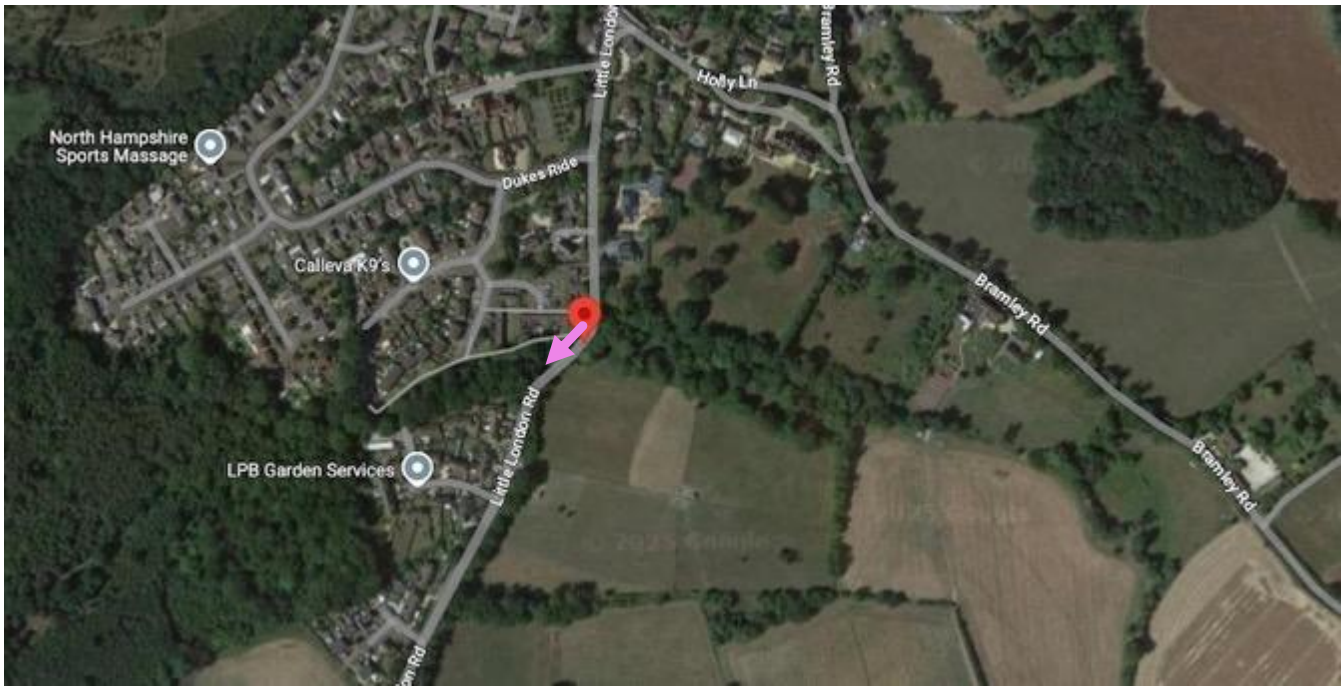
. 51°21'13.6"N 1°06'02.1"W



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 (Village Design Statement)

View 12 The Flex Ditch viewed from the north.

51°21'04.6"N
1°06'03.2"W



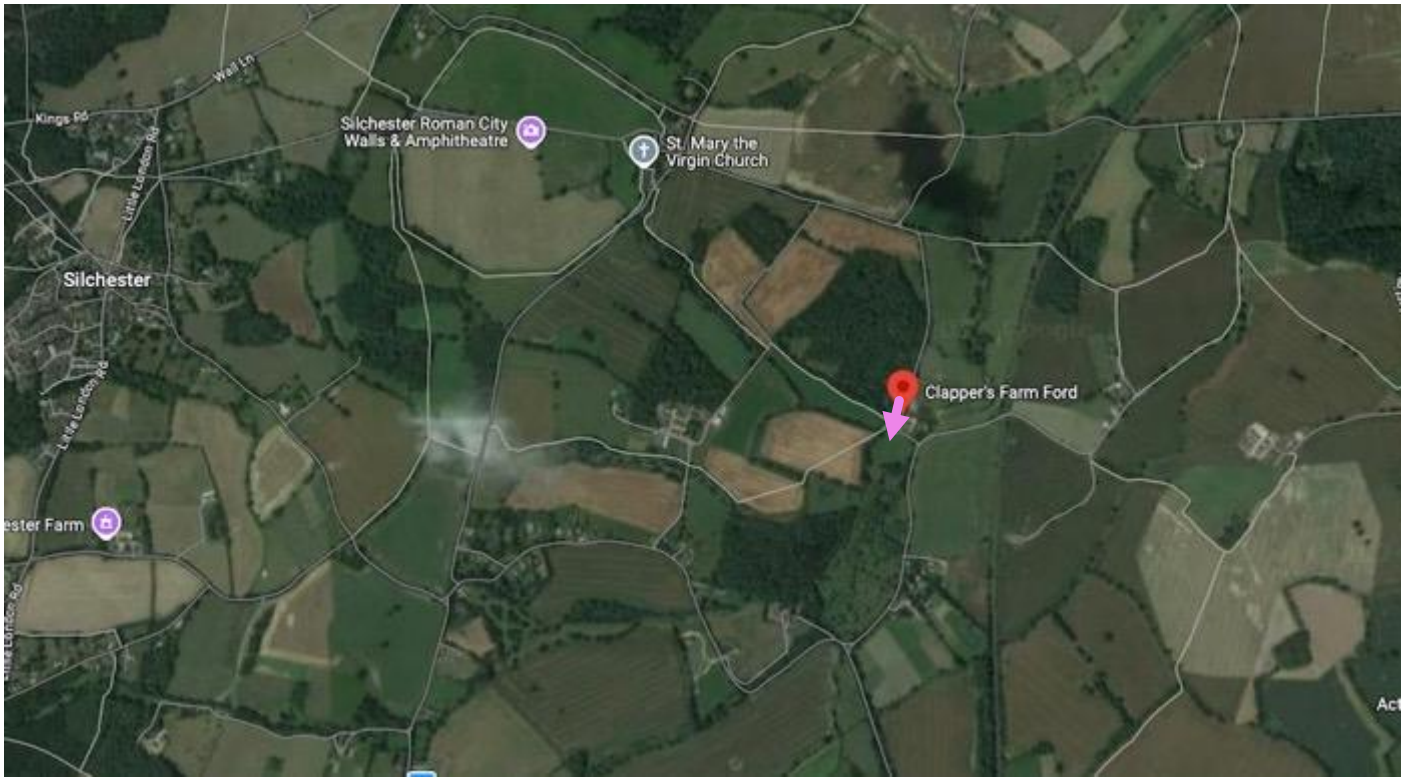
Area 3 – The open farmland. In the south-west corner of the parish, at the corner of Little London Road with the road to Silchester Farm, the sweeping view across arable farmland down to Byes Lane and Silchester Brook identifies the natural beauty of the parish and the importance that agriculture played to the success of the community.

View 13 from Silchester Farm on Little London Road, looking South-East towards Silchester Brook and the edge of the parish.

51°20'46.8"N 1°06'13.1"W

Area 4 - Silchester Brook at Clappers Farm – a 17th Century map of Silchester shows a substantial farmhouse was already in existence on the site by 1653. Its name derives from the ford across Silchester Brook. A ‘clapper’ was a rough bridge of raised stones or a plank laid across running water to enable pedestrians to keep their feet dry. The view is a fine example typifying the tranquil setting of the parish and its history not just as a Roman Settlement but a farming community during the time of the English Civil War. This location is a highlight of The Silchester Trail: An attractive circular walk of up to 8 miles which is waymarked along its route.

View 14 Silchester Brook at Clappers Farm Ford
51°20'59.8"N 1°03'59.7"W



APPENDIX C – COMMUNITY FACILITIES (POLICY SIL10)

Policy SIL1017 seeks to ensure that valued community facilities in the Parish have the proper protection of the planning system. These buildings, and the operational land within which they sit, all have a special value to the local community.

The following buildings are identified as Community Facilities:

Silchester Church of England Primary School

The primary school offers a large school hall and a playing field near to the centre of the community. It is a critical facility providing young children the opportunity to learn, grow and build friendships in a local setting. For many residents the school is within walking distance

Silchester Village Hall

The Village Hall which is situated close to the centre of the village comprising a main hall, club room, kitchen and parking. It has provided the focus for many activities and functions for nearly 100 years (opened in 1826.) A recent usage survey determined that the Hall is used by some 25,000 visitors a year, illustrating its importance in developing the village identity, attracting people from surrounding areas as well as people from Silchester itself. There are a number of groups that are regular users including Rainbows, Brownies, Guides, Silchester Players (amateur dramatics group), The Silchester Association and Silchester Village Marke

Silchester Sport Pavilion and playing field

The Silchester Sports Pavilion Charity was formed in 2023 to primarily raise funds for the Pavilion Refurbishment Project and manage the Silchester Pavilion and playing fields on behalf of Silchester Parish Council. The current users are Silchester Cricket Club, Silchester Football Club, Silchester Run Together, Fit4sports, Yoga and The Pop-Up Café

.

St Mary the Virgin Church

There are two churches in Silchester. St Mary the Virgin Church is about 1.5 miles from the centre of the village, on Church Lane, at the eastern edge of the remains of the roman town of Calleva Atrebatum, possibly on the site of a Roman temple. The building may contain some re-used Roman materials. The building dates from the late 12th or early 13th century and still serves as the focal point for Christian fellowship and ministry for many who live nearby. The church is open every day for prayer and quiet contemplation as well as holding regular services.

Methodist Church

The Methodist Church is set on the edge of Silchester Common, at the junction of Kings Road, Pamber Road and Soke Road. Services are held on Sundays at 10.30am followed by refreshments in the hall.

The church's Ebenezer Project – the gardens adjacent to the church, provides a place of spiritual refreshment and personal retreat.

The Parish Rooms

The Parish Rooms is on Bramley Road. The Parish Rooms (formerly called the Mission Church) are used for activities of Silchester Parochial Church Council (including the printing and collation of the Silchester magazine) and are also made available for not-for-profit community interest groups including the Scouts and a local group of artists. The PCC has longer term plans to further improve the building to make it available more widely to individuals and groups who might otherwise not be able to afford a meeting space in the locality.

The Calleva Arms

The pub in the heart of the Village effectively operates as its social centre. Bringing both outsiders and Village inhabitants together at lunch-time, through the afternoon and into the evenings on every day of the week, and is very popular. It serves food and provides both indoor and outdoor facilities, and so is thus a facility for the whole family.

Silchester Playground

The Village Playground managed and maintained by the Silchester Playground Association, a registered charity which is run by a group of volunteers on behalf of the Council. The Playground Association raises funds to provide new equipment and keep the playground in good condition. It also coordinates a group of around 40 volunteers who check the playground daily for litter or damage to ensure that it remains safe and in good condition. It is the only play ground in the parish.

Bus Shelter Book Library

The Bus Shelter Book Library was created in 2022 with Councillor grant assistance. It provides a central location where books can be swapped and is very popular.
It is also still in active use as a bus shelter (albeit for a very limited timetable,) located on the common, opposite the Pub.

Museum (not currently in use)

Previously used as a museum housing artefacts excavated from the nearby site, the Roman town of Calleva Atrebatum.

The Festival of Britain took place in 1951, one hundred years after the Great Exhibition of 1851. Silchester's contribution was the construction of the small Calleva Museum housed in a modest wooden building on Edrington Lane (The Drove) at its junction with Bramley Road.The museum contained a model of the Roman Town together with a few artefacts. Due to difficulties of access, security and maintenance, it was closed at the end of 2005. (taken from The Silchester Story by Stephen Bibby, Lynne Jones and Dennis West 2023)