

Examination of the Basingstoke and Deane Local Plan (2011 to 2029)

MF18 – Statement on Policy SS3.10, criterion (i) – Coalescence and surrounding neighbourhoods

1. Introduction

1.1 At the Local Plan hearing session on 20 October, the Inspector asked the LPA to consider whether criterion i) of Policy SS3.10 (Manydown) should be redrafted in relation to a number of issues that had been raised in the discussion.

1.2 These included whether:

- The policy should also seek to retain the distinct identity and character of Oakley and restrict coalescence with the village;
- It is appropriate to seek to restrict coalescence with Worting;
- It is appropriate for the policy to make specific reference to the green boundary of Roman Road in advance of the landowners undertaking detailed masterplanning. The landowners suggested that this requirement would also be in conflict with criterion o), and its requirement to provide access from Winklebury by means of footpaths and cycle paths; and whether
- It is appropriate to break the policy into separate parts dealing with the different settlements.

1.3 Criterion i) of Policy SS3.10 (as submitted) states that development will:

- i) Retain the separate identity and character of Worting and Wootton St Lawrence, and restrict coalescence between these villages and the new development and retain the separate identity and character of Winklebury, including conserving the ancient boundary of the Roman Road as a green boundary

1.4 The purpose of this note is to review this criterion in light of the issues raised.

2. Suggested changes to policy

Coalescence with Oakley

2.1 The LPA agrees to amend the policy to include a requirement to retain the separate identity and character of Oakley and restrict coalescence with that village.

Coalescence with Worting and Wootton St Lawrence

2.2 Through the pre-submission consultations and the discussion at the hearings, it was generally accepted that it would be appropriate for the policy to seek to retain the separate identity and character of Wootton St Lawrence and restrict

coalescence between the new development and the settlement. This would be principally achieved by the proposed country park to the north-west of the allocation.

- 2.3 However, there was concern that the requirement to restrict coalescence between the new development and Worting would not be effective as the allocation would effectively surround the village to the north, south and west. Although the council's statement of common ground with the Manydown landowners (PS/04/58a) acknowledges that there is potential for development in and around Worting, the form, scale and location of this development would need to respond to the historic significance of the Conservation Area and the buildings within it, in addition to other constraints, such as existing green infrastructure and the designated Site of Interest for Nature Conservation (SINC. Other criteria in Policy SS3.10, for example, criterion h relating to the historic environment and criterion k relating to biodiversity, and policies elsewhere in the Plan will ensure these matters are adequately addressed.
- 2.4 Although it may be necessary to leave gaps in the built form to respond to these constraints, it is not considered that the coalescence of Worting with the new development is harmful in principle. The LPA therefore agree to remove this requirement as sufficient control is provided by the other criteria.

Separate identity and character of Winklebury

- 2.5 The policy sets a requirement to, 'retain the separate identity and character of Winklebury, including conserving the ancient boundary of the Roman Road as a green boundary'.
- 2.6 The LPA is of the view that the requirement to 'retain the separate identity and character of Winklebury' is justified and would be effective. The LPA considers that it is desirable for neighbourhoods in Basingstoke to have clearly identifiable characters, and that this requirement would not prevent the neighbourhoods being physically integrated and well connected.
- 2.7 The LPA also considers that it is important to retain the requirement to conserve 'the ancient boundary of the Roman Road as a green boundary'. This would not be in conflict with criterion (o) as it would not prevent new accesses being formed across it, if proved necessary as part of the masterplanning of the area.

3. Conclusion

- 3.1 It is therefore proposed to amend criterion i) accordingly:

i) Retain the separate identity and character of Worting, and Wootton St Lawrence and Oakley, and restrict coalescence between these villages <u>Wootton St Lawrence and Oakley</u> and the new development. and <u>To also</u> retain the separate identity and character of Winklebury, including conserving the ancient boundary of the Roman Road as a green boundary.
