

Basingstoke and Deane Local Plan Examination

Issue 5: Greenfield Site Allocations – Further Response from The National Trust in respect of Proposed Allocation at Upper Cufaude Farm (Policy SS3.8)

The National Trust would like to thank the Inspector for this opportunity to provide specific policy wording changes to Policy SS3.8 following the discussion at the Examination Hearing on 15 October 2015.

At the conclusion of the meeting the Inspector request that The National Trust work with the other interested parties to consider whether changes to the wording of the current policy could result in the concerns of the Trust, in terms of the impact of the proposed development at Upper Cufaude Farm on the setting of The Vyne Estate, being better mitigated.

The Trust has re-visited the area proposed for development in light of the Inspector's request and has concluded that the proposition put forward by Hampshire County Council for a continuous 30m wide buffer along the northern and western edges of the site would not be in keeping with the existing landscape character. The Trust considers that a different approach should be taken which better reflects the landscape character of this area of countryside which is of copses, hedgerows and large hedgerow trees. The Trust would request that the existing hedgerows and hedgerow trees be retained around the site boundaries and that the creation of a new copse in the south west corner of the site, alongside new planting in the existing hedgerow would be a more appropriate way forward to mitigating the landscape and visual impact of the development. In addition, The National Trust would welcome the County Council's offer of providing additional land within their ownership to the north of the existing allocation, up to Cufaude Lane to be included within the allocation for additional landscape mitigation and informal open space provision. This additional area of land could then provide an area for the creation of a new "northern copse".

The National Trust has contacted Hampshire County Council to discuss these suggestions and our proposed changes to the policy wording. Hampshire County Council has indicated that they do not object to the proposed wording and suggested alteration to the proposals map.

Proposed Wording and Alteration to Proposals Map:

The National Trust would respectfully request that criteria (d) be amended to:

Comprise a layout and design of development that retains the existing landscape and vegetation structure in and round the site, including enhancement and buffering of the hedgerow along the southern boundary and provision of a well-designed and robust buffer, which reflects the existing landscape character, on the western and northern sides of the site from the outset.

In addition, that a new criterion be added that reads:

Include additional landscape and appropriate open space measures within the area hatched X on the proposals map.

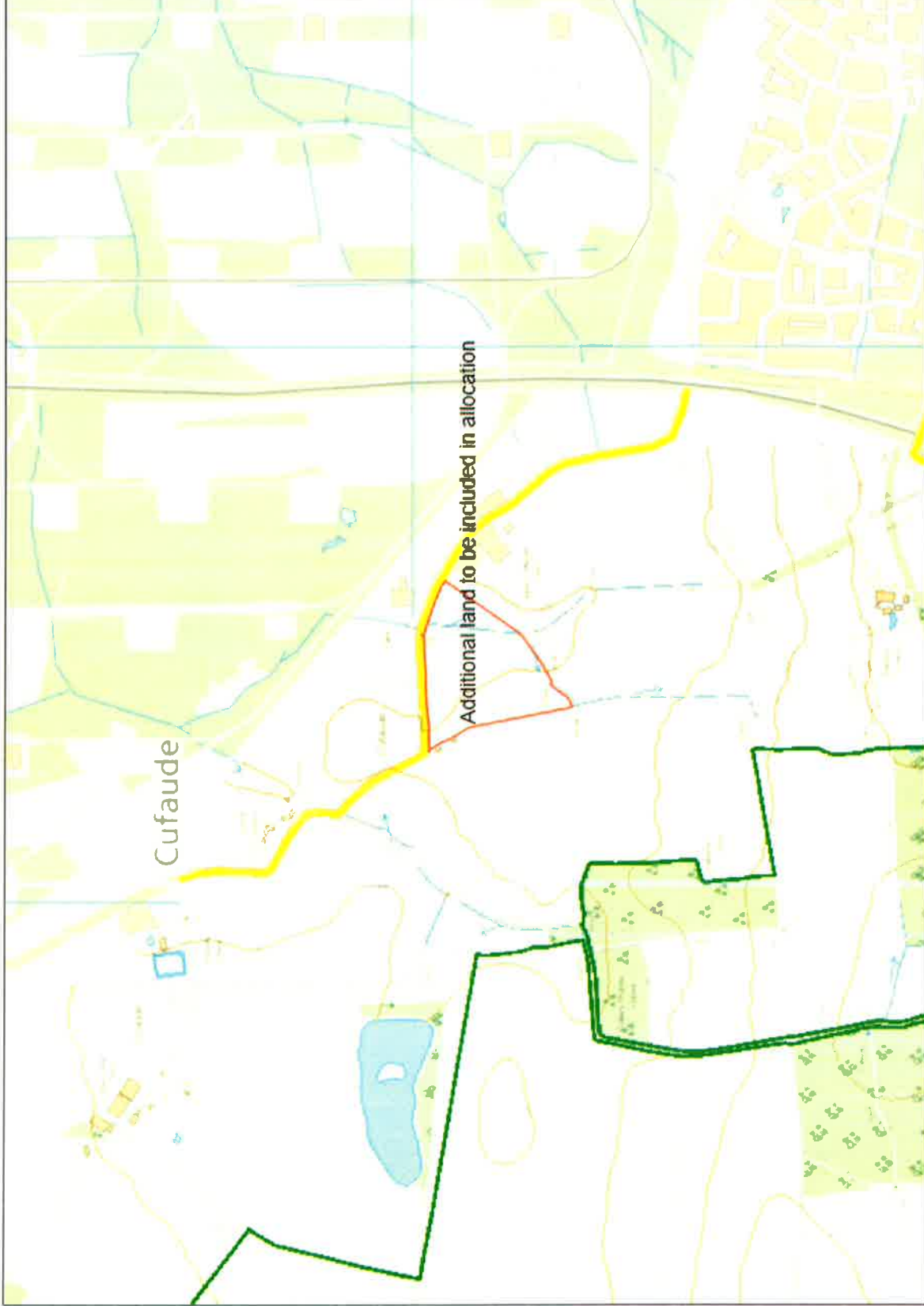
The National Trust has indicated on the attached plan the area of land in question.

Mr Dawson's Further Representation on Behalf of Mr J Lloyd

The National Trust has had the opportunity to review the further submission made by Mr Dawson, on behalf of Mr J Lloyd. The Trust has carefully considered the amended policy wording and suggested alteration to the Proposals Map put forwarded in this further submission but does not support the amendment put forward. The inclusion of this land would bring the development adjacent to the boundary with The Vyne Estate and we consider this would have an adverse impact on its setting.



Policy SS3.8 - Upper Cufaude Farm Amended Proposals Map



Legend

- ▲ Definitive Properties (GB)
- NT Ownership (GB)
- NT Leasehold (GB)



1: 10,000

Notes

This map was automatically generated using the National Trust GIS Browser

0.5 Kilometers

0 0.25

0.5

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