



Basingstoke and Deane Local Planning Authority

Kingsclere Neighbourhood Plan 2011 – 2029

REGULATION 18 DECISION STATEMENT (proceeding to referendum)

1. Introduction

- 1.1 In accordance with the Town and Country Planning Act 1990 (as amended), the Council has a statutory duty to assist communities in the preparation of neighbourhood plans and to progress their neighbourhood plans through examination, referendum and to 'make' the Plan.
- 1.2 In accordance with Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 Basingstoke and Deane Borough Council (BDBC) has produced this 'Decision Statement' in relation to the Kingsclere Neighbourhood Plan (KNP). This statement confirms that the modifications proposed in the Examiner's Report on the KNP have been accepted by the Council and the Plan has been consequently amended. The Plan can now proceed to referendum.
- 1.3 The Examiner's Report and submission KNP, including supporting documents, can be viewed on the council's website at:

<https://www.basingstoke.gov.uk/KNP>

Hard copies of the documents can also be viewed at the borough council offices (Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, RG21 4AH).

2. Background

- 2.1 On 24 July 2013 BDBC designated the Kingsclere Neighbourhood Area for the purpose of preparing a Neighbourhood Plan. The plan area covers the parish of Kingsclere and lies solely within the Basingstoke and Deane Local Planning Authority Area.
- 2.2 Kingsclere Parish Council (KPC), the qualifying body, submitted the draft KNP and supporting documents to BDBC on 5 January 2018.
- 2.3 Following submission of the KNP, BDBC publicised the Plan and supporting documents and invited representations during the consultation period which ran from 29 January 2018 for 6 weeks, ending on 13 March 2018.
- 2.4 BDBC, with the consent of KPC, appointed an independent examiner, Janet Cheesley, to review the Plan and assess whether it should proceed to referendum.

- 2.5 The Examiner's Report was received on 15 May 2018 and recommended that, subject to a number of proposed modifications, the Plan should proceed to referendum. The modifications are required to ensure that the Plan meets the basic conditions set out in the legislation (Para 8(2) Schedule 4B Town and Country Planning Act 1990). The examiner also recommended that the area for the referendum should be based on the designated neighbourhood area which the Plan relates to.
- 2.6 In accordance with the legislation (Schedule 4B paragraph 12 Town and Country Planning Act 1990), the Local Planning Authority must decide what action to take in response to the examiner's recommendations, what modifications to make to the Plan and whether the Plan should proceed to referendum.
- 2.7 If the Local Planning Authority is satisfied that the Plan can proceed to referendum, it is also required to consider whether the Referendum Area should be extended beyond the Kingsclere Neighbourhood Area (Schedule 4B paragraph 12(8) Town and Country Planning Act 1990).

3. Local Planning Authority Decision

- 3.1 Having considered the Examiner's Report the Local Planning Authority confirms that:
- All the Examiner's recommended modifications, as set out in Appendix 1, are accepted and agreed.
 - The KNP, incorporating all the recommended modifications and consequential modifications¹, should proceed to referendum as the Plan:
 - meets the basic conditions in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended);
 - is compatible with Convention Rights (the European Convention on Human Rights) and complies with the Human Rights Act 1998;
 - is compliant with the provision made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004.
 - The recommended modifications will not have significant environmental effects which were not previously assessed through the Strategic Environmental Assessment submitted with the KNP.
 - It agrees with the Examiner's recommendation to proceed to a referendum based on the Kingsclere Neighbourhood Area as approved by the council on 24 July 2013.
- 3.2 This decision has been made in accordance with the relevant legislation, guidance and advice and in response to the recommendations made in the Examiner's Report.
- 3.3 Not less than 28 days before the date of the referendum the Council must publish on their website and make available an information statement and specified documents

¹ Modifications in order to correct errors/inaccuracies resulting from the amendments made in light of the Examiner's Report.

(which will include the KNP, as revised in light of the Examiners recommendations).
These documents will be made available during the referendum period for inspection including at the council's Civic Offices.

Schedule of Modifications to the Kingsclere Neighbourhood Plan

Appendix 1: Modifications in line with the Examiner's recommendations and in consent with Kingsclere Parish Council (changes ordered as per Examiner's report)

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
KNP 1	Paragraph 3.5.8	21	Paragraph 3.5.8 should emphasise that Grade II* listed buildings are particularly important buildings of more than special interest, rather than simply being of local or regional interest.	For clarity and precision. Minor editing matter.
KNP 2	Policy K1 : Sites within the Settlement Policy Boundary	31	<p>Modification of Policy K1 to read as follows:</p> <p>Policy K1 – <u>Non-allocated residential</u> sites within the Settlement Policy Boundary</p> <p>Planning applications for <u>residential</u> development <u>on non allocated sites</u> within the Settlement Policy Boundary will be supported where they:</p> <p>a) Have a scale and form which would be complementary to surrounding properties and would not result in significant loss of amenity to existing residents;</p> <p>b) Comply with the design policies set out in the Neighbourhood Plan, Village Design Statement, Conservation Area Appraisal and Policy EM10 of the <u>Basingstoke and Deane Adopted Local Plan (2011-2029)</u>; <u>and</u></p> <p>c) <u>Have regard to guidance in the Kingsclere Village Design Statement (2002) and the Kingsclere Conservation Area Appraisal and Management Plan Supplementary Planning Document (2017).</u></p>	For precision and to meet the basic conditions.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
KNP 3	Paragraphs 5.2.12 and 5.2.13	31	<p>Delete paragraphs 5.2.12 and 5.2.13:</p> <p>5.2.12. People with a local connection to the Parish, and whose needs are not met by the open market will be the first to be offered the tenancy or shared ownership of the dwelling.</p> <p>5.2.13. A local connection means an applicant who: a) Is ordinarily resident in the Parish; or</p> <p>b) Is not ordinarily resident in the Parish, but:</p> <p>c) Has family connections in the Parish; or</p> <p>d) Has had periods of ordinary residence in the Parish; or</p> <p>e) Through their work provides important services to the Parish and who needs to live closer to the community or has employment or the offer of employment within the Parish.</p>	To meet the basic conditions.
KNP 4	Policy K2: Provision of Housing to Meet Local Needs	32	<p>Amend Policy K2 to read as follows:</p> <p>Policy K2 – Provision of Housing to Meet Local Needs</p> <p>All proposals for new housing development must demonstrate how the types of dwellings provided will help ensure a balanced mix of housing for Kingsclere, particularly through the provision of homes designed for smaller households including one, two and three bedroom accommodation and accessible purpose-designed homes for older people. In view of the demographic trend towards an older population, and the desire for smaller homes, development proposals must provide evidence, proportionate to the scale of development proposed, to justify the mix of housing proposed.</p> <p>In all new housing developments providing rented-affordable housing the occupancy of all affordable homes will be prioritised</p>	To meet the basic conditions and to ensure general conformity with local policy.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p>for households with a local connection with the parish of Kingsclere, as defined by the Basingstoke and Deane Borough Council Housing Allocations Scheme and any relevant planning policy guidance.</p> <p>Applications for development of market housing will be permitted providing that 40 per cent of the homes are affordable homes.</p> <p>All rented affordable homes must be well integrated with market housing.</p>	
KNP 5	Policy K3: Housing for Older People	32	<p>Amend Policy K3 to read as follows:</p> <p>Policy K3 – Housing for Older People</p> <p>Planning applications which address the local housing need of elderly and infirm residents will be permitted where they meet a proven identified need and where the location <u>is appropriate in terms of</u> provides access to the facilities and services in the village along with access to public transport. All homes should be accessible in accordance with requirement M4(2) or M4(3) of the Building Regulations 2015 edition and should be designed to the Lifetime Homes standard.</p>	To meet the basic conditions and to be in conformity with policy CN4.
KNP 6	Policy K4: Good Quality Design	33	<p>Amend Policy K4 to read as follows:</p> <p>Policy K4 – Good Quality Design</p> <p>All new development should demonstrate good quality design. This means responding to and integrating with local surroundings</p>	To meet the basic conditions and in the interest of precision.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p>and landscape context as well as the existing built environment. Large areas of <u>housing of</u> uniform type and size will not be acceptable. <u>Where appropriate and relevant to the development proposed</u>, planning applications will be permitted where they:</p> <ul style="list-style-type: none"> a) Have regard to the guidance in the Kingsclere Village Design Statement (2002); b) Have regard to the Kingsclere Conservation Area Appraisal <u>and Management Plan Supplementary Planning Document (2017)</u> for those developments which are within or effect the setting of the Conservation Area; <p>All other policy text beyond b) will remain as per submission version.</p>	
KNP 7	Paragraph 5.4.5	34	<p>Amend paragraph 5.4.5:</p> <p>K5 Policy Intent: To ensure <u>all new development including</u> external domestic and street lighting schemes on new developments are <u>is</u> sensitive to the local environment, and to the proximity of the North Wessex Downs AONB.</p>	To meet the basic conditions and in the interest of precision.
KNP 8	Policy K5: External Lighting	34	<p>Move the examples of Good Practice in Policy K5 to the supporting text:</p> <p>“Examples of good practice would be:</p> <ul style="list-style-type: none"> • 'Curfews' or automatic timers; • Proximity 'PIR' sensors, timers or additional shielding or coving, including angling front surfaces of lights to the horizontal; • Different surface types to reduce the amount of reflectivity.” 	To meet the basic conditions and in the interest of precision.

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KNP 9	Policy K5: External Lighting	34	<p>Amend Policy K5 to read as follows:</p> <p>Policy K5 – External Lighting</p> <p>Planning applications involving external lighting will be permitted where lighting is limited to the minimum required for security and working purposes and pollution from glow and spillage is minimised to help protect rural character and dark night skies.</p> <p>Development proposals must demonstrate that all opportunities to reduce light pollution have been taken. Examples of good practice would be:</p> <ul style="list-style-type: none"> • 'Curfews' or automatic timers; • Proximity 'PIR' sensors, timers or additional shielding or coving, including angling front surfaces of lights to the horizontal; • Different surface types to reduce the amount of reflectivity. <p>Habitats, particularly woodlands, should not be considered as 'natural shield' to lighting, because of the impact on unlit habitat.</p>	To meet the basic conditions.
KNP 10	Policy K6: Reinforcing Kingsclere's Landscape Character	35	The inclusion of a map of the important views and vistas identified on the Conservation Area Appraisal Map.	In the interest of precision and to meet the basic conditions.
KNP 11	Policy K6: Reinforcing Kingsclere's Landscape Character	35	<p>Amend Policy K6 as follows:</p> <p>Policy K6 – Reinforcing Kingsclere' s Landscape Character</p> <p>Planning applications will be permitted where they:</p>	To meet the basic conditions and in the interests of precision.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p>a) respect the character and quality of the countryside, as described in the B&DBC Landscape Assessment (2001), so that the function as a resource for informal, quiet recreation can continue. Future development should respect the character and settlement pattern of the village as described in the B&DBC Landscape Assessment (2001) and Kingsclere Village Design Statement (2002);</p> <p>b) do not detrimentally affect existing publicly accessible views of the village's rural setting, including the ridge to the south, along with views of the village's buildings amongst a soft landscape of hedgerows and mature trees as seen from the countryside and from local rights of way <u>the important views and vistas identified in the Kingsclere Conservation Area Appraisal and Management Plan Supplementary Planning Document (2017) and indicated on Map [x]</u>;</p> <p>c) avoid impacts upon distant views (e.g. prominent roofs on the skyline, isolated buildings within fields, large windows which reflect the light);</p> <p>d) <u>c)</u> respect the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place;</p> <p>e) <u>d)</u> incorporate, wherever possible, locally distinctive features;</p> <p>f) <u>e)</u> respect local landscape quality; and</p> <p>g) <u>f)</u> respect the open spaces within Kingsclere which contribute to its distinctive character.</p>	
KNP 12	Policy K7: Protecting Mature Trees and Hedgerows and	36	Move the last sentence of the policy to supporting text: "All proposals under this policy must meet British Standards 5837:2012' Trees in relation to design, demolition and	To meet the basic conditions as it is more of a supporting statement than policy.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
	Enhancing Rural Character		construction –Recommendations’ or any future amendment or replacement of this standard. “	
KNP 13	Policy K7: Protecting Mature Trees and Hedgerows and Enhancing Rural Character	36	<p>Modify policy K7 to read as follows:</p> <p>Policy K7- Protecting Mature Trees and Hedgerows and Enhancing Rural Character</p> <p>Planning applications will be permitted where:</p> <p>a) they seek to retain important trees, groups of trees or woodland on site. Proposals should be submitted for the replacement of trees of an equivalent species and amenity value or of recognised importance; and/or</p> <p>b) <u>if trees and hedgerows are proposed to be lost or would would may be affected, a tree survey and <u>satisfactory</u> tree protection plan and where necessary an <u>satisfactory</u> arboricultural impact assessment and a <u>satisfactory</u> method statement are provided. and/or <u>Where the loss of trees as a result of a development proposal is unavoidable, replacement planting of trees of equivalent species and amenity value should be incorporated as part of the scheme;</u></u></p> <p>c) there is clear identification of the trees, the constraints and root protection areas, any trees to be removed, and a statement of how the health of the trees on the site and those influencing from neighbouring sites including the highway will be protected during demolition and construction, including that of installing utilities, drainage and landscaping; and/or</p> <p>d) (c) <u>they include the planting of additional trees <u>if possible and appropriate</u>, particularly native species that are in keeping with the character of the area <u>where appropriate that will be resilient to predicted impacts of climate change;</u> and/or</u></p>	To meet the basic conditions.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p>e) (d) they include planting that contributes to the biodiversity of the area and support green corridors where <u>possible and</u> appropriate; and/or</p> <p>f) (e) they are accompanied, where appropriate, by an indicative planting scheme to demonstrate an adequate level of sustainable planting can be achieved; and/or</p> <p>g) (f) <u>appropriate provision is made for the ongoing ownership and costs of maintenance in the long term maintenance of trees and hedgerows within the site is planned for in the development scheme and agreed with the local planning authority.</u></p> <p>All proposals under this policy must meet British Standards 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' or any future amendment or replacement of this standard.</p>	
KNP 14	Paragraph 5.6.2	36	<p>Amend paragraph 5.6.2 to read as follows:</p> <p>“Green spaces are an important part of the character of an area and Kingsclere benefits from a number that not only provide a setting for some significant trees but also contribute to the distinctive character of village. However, B&DBC’s Green Infrastructure Assessment identifies Kingsclere as having a lack of green spaces. Although there are four children’s play areas and two sport pitches in the village, these are underfunded and in need of repair. Informal green space is also lacking. Policies K19 and K20 seek to address this by provision of further informal green space however, <u>planning obligations or the use of the Neighbourhood Fund element of the Community Infrastructure Levy (CIL) contributions could also be used, where this is in line with the Borough Council’s R123 list and/or meets the</u></p>	For clarity and precision. Minor editing matter.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p><u>governments regulations on the use of planning obligations.</u> <u>These could be used</u> sought to improve not just the provision of green spaces but other key B&DBC Green infrastructure objectives such as enhancing pedestrian access and links to existing formal green spaces as well as safe pedestrian access to the wider countryside surrounding the village and parish. ”</p>	
KNP 15	Paragraph 5.6.4	37	<p>Amend paragraph 5.6.4 to read as follows: ‘It is important that both the B&DBC and Kingsclere allocations of the CIL and investment and developer contributions under S106 are used to address the areas which residents have identified as a priority. B&DBC administer the CIL with 25% going to Neighbourhood Plan areas (<u>the Neighbourhood Fund</u>) to aid funding types of infrastructure that support the development of the area. Section 106 agreements will be used to secure planning obligations where appropriate. ‘</p>	For clarity and precision. Minor editing matter.
KNP 16	Policy K8: Support for Community Infrastructure Projects	37	<p>Amend Policy K8 to read as follows:</p> <p>Policy K8 – Support for Community Infrastructure Projects The Neighbourhood Plan identifies the following strategic infrastructure projects as desirable to receive funding from the Kingsclere Parish Council allocation of the CIL Funding <u>Neighbourhood Fund</u> (in no particular order):</p> <ol style="list-style-type: none"> a) The Recreation Playground equipment; b) Refurbishment / redesign of the Fieldgate Centre including outdoor equipment and playing fields; c) Provision for a dedicated space for the Youth Club and/or other youth facilities within the curtilage of existing community buildings; d) Provision of further informal green space within the Parish; and e) Provision of gym facilities in the Parish. 	To meet the basic conditions.

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			<p>The Neighbourhood Plan identifies the following strategic infrastructure projects as desirable to receive funding from Basingstoke and Deane Borough Council, <u>or Hampshire County Council</u>:</p> <p>a) Improvements to safe pedestrian use of the A339; and b) Improvements to the safety of the junction on the A339/Ashford Hill Road</p>	
KNP 17	Paragraph 5.7.5	38	<p>Delete paragraph 5.7.5:</p> <p>K9 Policy intent: To ensure local infrastructure is resilient to change and seek mitigation of any adverse impacts of development on local services.</p>	To meet the basic conditions.
KNP 18	Policy K9: Infrastructure Readiness	38	<p>Delete Policy K9:</p> <p>Policy K9 – Infrastructure Readiness All new development will be required to mitigate the impact of the development on infrastructure such as public utilities and the highways network, healthcare, education, leisure services and other schemes identified here. Financial contributions will be required through CIL and/or planning obligations, as appropriate, from each new development to fund infrastructure within the Parish. Community priorities in terms of additional local facilities to be provided as a result of new development set out in policy K8 above. Direct agreements with utility providers may be required to provide local infrastructure.</p>	To meet the basic conditions.
KNP 19	Paragraph 5.7.7	38	<p>Delete paragraph 5.7.7:</p> <p>5.7.7. The relatively small size of the three proposed development sites, as identified in Section 6, will not automatically qualify for</p>	To meet the basic conditions and for precision.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p>free Broadband connection. To overcome this problem, KPG should ensure that there is a lead developer who can co-ordinate the installation of Broadband for the three sites. In addition, it is important that broadband service providers demonstrate to potential users the speeds that the level of service can provide. This could be by means of a Broadband Connectivity Statement that explains the means of connection to the global network and the speeds to be achieved.</p>	
KNP 20	Policy K10: Provision of Good Broadband Connection	39	<p>Amend Policy K10 to read as follows:</p> <p>Policy K10 – Provision of Good Broadband Connection <u>Where relevant</u>, proposals for new developments must provide a Connectivity Statement setting out how the development will help achieve a fibre optic connection to the nearest connection chamber in the public highway. Wherever possible the development must provide suitable ducting to enable more than one service provider to provide a fibre connection to the development.</p>	To meet the basic conditions.
KNP 21	Paragraph 5.7.10	39	<p>Delete paragraph 5.7.10: ‘K11 Policy intent: To encourage new development of local shops, pubs, businesses and safeguard premises ‘.</p>	To meet the basic conditions
KNP 22	Policy K11: Change of Use for Local Shops, Pubs and Businesses	39	<p>Delete Policy K11: Policy K11 – Change of use for local shops, pubs and businesses ‘Proposals requiring planning permission to change the use from shops, pubs, restaurants and business premises to private dwellings within the Conservation Area will not be supported unless it can be demonstrated that the use of these premises is no longer economically viable; or</p>	To meet the basic conditions and to ensure general conformity with strategic policy.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p>The proposed alternative use would provide benefits for the local community equal to or greater than the current use. Proposals that support existing and new businesses within the village centre will be encouraged. ‘</p>	
KNP 23	Policy K12: Design of Local Shops, Pubs and Businesses in the Conservation Area	40	<p>Amend Policy K12 to read as follows: Policy K12 – Design of Local Shops, Pubs and Businesses in the Conservation Area ‘Business premises within the Conservation Area should adhere <u>have regard to policies guidance</u> in the <u>Kingsclere Village Design Statement (2002)</u> and the <u>Kingsclere Conservation Area Appraisal and Management Plan Supplementary Planning Document (2017)</u>. The design, materials and detailing of shopfronts and frontages should preserve and or enhance the character of the area and respond positively to the traditional character of the locality. ‘</p>	To meet the basic conditions.
KNP 24	Policy K13: Re-use of Agricultural and other Rural Buildings for Business Purposes	40	<p>Amend Policy K13 to read as follows: Policy K13 – Re-use <u>or Conversion</u> of Agricultural and other Rural Buildings for Business Purposes Planning applications for the re-use or conversion of permanent agricultural and other rural buildings outside the settlement policy boundary for business purposes will be permitted subject to the following criteria: a) The <u>proposals proposed reuse would be well designed and would</u> not have significant adverse environmental impacts on the surrounding rural landscape or adversely affect protected species;</p>	To meet the basic conditions and in the interests of precision.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p>b) The <u>proposals</u> proposed reuse would not have adverse impacts on the local road network;</p> <p>c) The <u>proposals</u> proposed reuse would not cause unacceptable conflicts with agriculture and other land based activities;</p> <p>d) The proposals would not have significant adverse impacts on the amenities of neighbouring residents;</p> <p>e) The proposals seek, where possible, to sustain any historic, architectural or archaeological interest the building may have either individually or through association with one or more other heritage assets, unless unavoidable harm is justified on the basis of public benefits including enabling the building's optimum viable future use.</p>	
KNP 25	Paragraph 5.8.6	41	<p>Delete paragraph 5.8.6: 5.8.6. K14 Policy intent: To protect, enhance and increase biodiversity through development in Kingsclere. Where there is risk of harm to designated ecological sites, important habitat or species, ensure that appropriate impact avoidance, mitigation and/or compensation measures are included in the development proposals. Where a survey or assessment is required under this policy, it should be conducted at the appropriate time of year for the relevant species.</p>	To meet the basic conditions.
KNP 26	Policy K14: Conserving and Enhancing Biodiversity	41	<p>Delete Policy K14: Policy K14 – Conserving and Enhancing Biodiversity Development proposals will only be permitted if significant harm resulting from development to designated ecological or geological</p>	To meet the basic conditions.

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			<p>sites and/or important habitat can be avoided, or if that is not possible:</p> <p>Where a net gain in biodiversity is possible, development proposals should quantify how this will be achieved within the planning application using a recognised and appropriate method. This may include compensation, mitigation or offsetting measures, and be based on thorough baseline surveys of habitats and species present on the site prior to development. Where a survey or assessment is required under this policy, it should be conducted at the appropriate time of year for the relevant species. Ongoing ownership and costs of maintenance in the long term should be planned for in the development scheme and agreed with the Local Planning Authority in advance of development.</p>	
KNP 27	Paragraph 5.8.7 and 5.8.8.	41/42	<p>Move paragraphs 5.8.7 and 5.8.8 to the supporting text for Policy K7:</p> <p>“5.8.7 Native species are more likely to be able to support local wildlife and pollinators specific needs than non-native species, and therefore make a positive contribution to Kingsclere’ s biodiversity. Section 3.2.12 sets out a list of tree and hedgerow species provided by Kingsclere’ s Tree Warden that are characteristic of the local area. The need to use native plants within development sites is particularly important to Kingsclere given the village’s rural character and location in respect of the North Wessex Downs AONB. Sensitive native planting schemes are key to protecting this area from invasive, non-native species and pests and diseases which may threaten its unique landscape character.</p> <p>5.8.8 Climate change is however, likely to change the geographical range and natural distribution of species in the future. Our tree species are already under threat from a range of</p>	To meet the basic conditions.

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			pests and diseases, exacerbated by climate change. In planning new developments, landscape specialists will also therefore need to consider what species are currently characteristic of Kingsclere and balance this with the likely future impacts of climate change on native species. "	
KNP 28	Paragraph 5.8.9	42	Delete paragraph 5.8.9: K15 Policy intent: The key aim is to ensure the use of native plants over non-native species to encourage wildlife, protect and enhance the ecological character of the parish and to contribute to sustainable development. This policy is also minded to ensure landscaping schemes do not introduce invasive non-native species to the area.	To meet the basic conditions.
KNP 29	Policy K15: Ensuring the Use of Native Plans Within Development Sites	42	Delete Policy K15: Policy K15: Ensuring the Use of Native Plans Within Development Sites Planning applications will be supported where they can demonstrate that they: a) protect and connect existing habitats; b) ideally use native species that are characteristic of Kingsclere (some of those species described in Section 3.2.12) within planting and landscaping schemes undertaken as part of any development; c) use species of local provenance where possible; and d) will be resilient to predicted impacts of climate change. The ongoing ownership and costs of maintenance in the long term should be planned for in the development scheme and agreed with the Local Planning Authority in advance of development.	To meet the basic conditions.

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			Native planting that contributes to the biodiversity of the area, supports green corridors and/or supports pollinator species is particularly encouraged in line with policies K7 and K14.	
KNP 30	Map 6	44	Amend map 6 to a higher quality resolution image.	Minor editing matter and to provide increased clarity.
KNP 31	Policy K16: Pedestrian Walkways	44	Amend Policy K16 to read as follows: Policy K16 – Pedestrian Walkways <u>Where relevant</u> , All new developments should provide safe pedestrian access to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops, the Village Centre and school where appropriate .	To meet the basic conditions and to ensure general conformity with strategic policy.
KNP 32	Policy K17: Parking	44/45	Amend Policy K17 to read as follows: Policy K17 – Parking <u>Parking provision</u> Applications for <u>new</u> residential development should including provision for parking will be permitted where this provision: a) Provides appropriate parking provision <u>be</u> in accordance with B&DBC's adopted parking standards; b) is <u>be</u> designed so that it fits in with the character of the proposed development; c) respects the character and design of the dwelling it serves; d) where possible, sets garages back from the street frontage; and e) where possible, locates parking between houses (rather than in front) so that it does not dominate the street scene.	To meet the basic conditions and in the interests of precision.
KNP 33	Paragraph 5.10.3	45	Delete part of the first sentence: '5.10.3 The following policies seek to improve Green Infrastructure by support for provision of further informal green	To meet the basic conditions.

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			space within the village but also by better linkages of existing Green Spaces allowing them to be appreciated and used more widely ‘	
KNP 34	Paragraph 5.10.5	45	Amend paragraph so it references ‘Local Green Spaces’ rather than just ‘green spaces’.	Minor editing matter for clarity.
KNP 35	Map 7/Appendix 3	46/68	The maps should accurately reflect the Local Green Spaces. BDBC can assist with these changes.	Minor editing matter for clarity.
KNP 36	Appendix 3 Site 10 Inset Map	4668	Identification of all the sub-sites in Site 10 on the Site 10 Inset Map	To meet the basic conditions.
KNP 37	Appendix 3 Site 11 Inset Map	68	The inclusion of an inset map for Site 11 in Appendix 3	To meet the basic conditions.
KNP 38	Policy K18: Local Green Spaces	50	Amend Policy K18 to read as follows: Policy K18 – Local Green Spaces ‘The Neighbourhood Plan designates the locations shown in Map 7, <u>Appendix 3</u> and Table 1 as Local Green Spaces. These areas will be preserved in order to promote social interaction, community activity and active play. Development (housing &/or car parking) on designated Local Green Spaces will only be permitted in very special circumstances, such as for essential utility infrastructure, where the benefit outweighs any harm or loss and it can be demonstrated there are no reasonable alternatives. ’	To meet the basic conditions.
KNP 39	Policy K19: Green Spaces in New Developments	50	Amend Policy K19 to read as follows: Policy K19 – Green Spaces in New Developments ‘All proposals for new development will be required to provide public amenity space within the site in accordance with B&DBC’s Green Space Standards in a way which benefits local residents. ‘	To meet the basic conditions and to be in general conformity with strategic policy.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
KNP 40	Paragraph 5.11.3	51	Remove reference to drafting of the neighbourhood plan by deleting the last sentence: 'When drafting the Kingsclere Neighbourhood Plan, consideration will be given to Policy EM11 of the Local Plan – The Historic Environment.'	Minor editing matter to update the plan to the latest position.
KNP 41	Paragraph 5.11.4	51	Delete paragraph 5.11.4: B&DBC is currently reviewing the Conservation Area Appraisal for Kingsclere and an updated appraisal is in preparation which will be complemented by a management plan. As part of the process relating to the preparation of the management plan, B&DBC will consider whether an Article 4 Direction of the General Permitted Development Order 2015 may be appropriate. An Article 4 Direction enables B&DBC to withdraw specified permitted development rights across a defined area i.e. a Conservation Area. In short, a range of work, generally where it can be seen from the street which could otherwise normally be done without the need for permission, would be managed through the planning permission process. Such work includes: a) The replacement of windows and doors. b) The installation of any solar panels, including to the roof. c) The installation of roof lights. d) The construction, alteration or demolition of boundary walls. e) The construction, alteration or demolition of a porch. f) The replacement of fascias, soffits or guttering. g) The construction, alteration or demolition of outbuildings. h) The construction or alteration of paving or other hard surfaced areas.	Minor editing matter and factual update.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p>i) External painting or changing the external paint colour of your building.</p> <p>Add sentence: <u>“BDBC adopted the Kingsclere Conservation Area Appraisal and Management Plan Supplementary Planning Document on 11 December 2017.”</u></p>	
KNP 42	Policy K21: Heritage Assets	52	<p>Amend Policy K21 to read as follows:</p> <p>Policy K21 – Heritage Assets</p> <p>‘Any designated historic heritage assets in the Parish and their settings, including listed buildings and scheduled monuments both within and outside the Conservation Area, will be conserved and, where appropriate, enhanced for their historic significance and their importance to Kingsclere’s local distinctiveness, character and sense of place.</p> <p>Planning applications for proposed developments <u>New development proposals</u> within the Conservation Area must demonstrate in a Design and Access Statement, Heritage Statement or in a Visual Impact Statement that developments <u>adhere have regard to the guidelines guidance</u> in the Kingsclere <u>Village Design Statement (2002)</u> and have been designed to protect and, where possible, enhance features identified within the Conservation Area Appraisal <u>and Management Plan Supplementary Planning Document (2017)</u> as making a positive contribution to the area’s character and <u>or appearance. This can be demonstrated in a Design and Access Statement, Heritage Statement or in a Visual Impact Statement, where relevant.</u></p>	To meet the basic conditions.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			<p>Any harm to the character or appearance of the Conservation Area should be clearly justified as unavoidable in order to deliver public benefit that cannot otherwise be delivered.</p> <p>Proposed development in the setting of designated heritage assets, should demonstrate that the design approach has sought to protect any contribution to the heritage asset's significance made by its setting or, where harm is unavoidable, clearly demonstrate that the harm is justified by the provision of public benefit that could not otherwise be delivered. ‘</p>	
KNP 43	Map 8	54	Amend map 8 to ensure the site allocations are clear. Include a key on the amended map.	Minor editing matter and for clarity.
KNP 44	Policy K HA1: Allocation of Fawconer Road Site for at least 12 New Dwellings	55	<p>Amend criteria c) of Policy K HA1 to read as follows:</p> <p>‘c) Avoid or mitigate direct and indirect adverse impacts on significant harm to key species and habitats, including the deciduous woodland designated as Biodiversity Action Plan Priority Habitat, by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity in accordance with Policy EM4 of the Basingstoke and Deane Local Plan (2011 to 2029). ‘</p>	To meet the basic conditions and to be in general conformity with strategic policy.
KNP 45	Policy K HA2: Allocation of Coppice Road Site for at least 26 New Dwellings	56	<p>Amend criteria c) of Policy K HA2 to read as follows:</p> <p>‘c) Avoid or mitigate for direct and indirect adverse impacts on significant harm to key species and habitats, including the part of the site designated as the Kingsclere Fen Meadow Remnants SINC, by mitigating and/or compensating any adverse impacts which seek to ensure net gains in biodiversity on the basis of an</p>	To meet the basic conditions and to be in general conformity with strategic policy.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
			assessment of the SINC as a whole in accordance with Policy EM4 of the Basingstoke and Deane Local Plan (2011 to 2029). '.	
KNP 46	Map 11	57	It has been suggested that Map 11 could identify an access road. The parish council should decide if they wish to do this. BDBC will be happy to assist with amending the map to reflect this upon the Parish Council's request.	Minor editing matter.
KNP 47	Policy K HA 3: Allocation of Strokins Road Site for at least 14 New Dwellings	57	Amend criteria f) of Policy K HA3 to read as follows: 'f) Avoid or mitigate, or as a last resort compensate for direct and indirect adverse impacts on significant harm to key species and habitats, including the part of the site designated as Kingsclere Fen Meadow Remnants SINC and the deciduous woodland potentially comprising S41 Priority Habitat under the NERC Act 2006, by mitigating and/or compensating any adverse impacts which seek to ensure net gains in biodiversity on the basis of an assessment of the SINC as a whole in accordance with Policy EM4 of the Basingstoke and Deane Local Plan (2011 to 2029). '.	To meet the basic conditions and to ensure general conformity with strategic policy.
KNP 48	Policy KNP HA4	58	Suggest amending the name of the title to 'Policy K HA4' to make it consistent with the other policies in the plan.	Minor editing matter to improve consistency.
KNP 49	Paragraph 6.5.1	58	Amend paragraph 6.5.1 to read as follows: 'All of the allocated sites fall outside the existing Settlement Policy Boundary (SPB). This Plan proposes that the built areas of the site allocations are included in the <u>revises the SPB to include these sites within the Kingsclere SPB.</u> Kingsclere Parish Council will support the revision of the SPB and will work with Basingstoke and Deane Borough Council to enable this to take place at the earliest opportunity.'	To meet the basic conditions and improve clarity.

Change Reference	Policy/Paragraph	Page in Submission Neighbourhood Plan	Description of Modification	Explanation of modification
KNP 50	Policy KNP HA4: Revision of the Settlement Policy Boundary	58	Amend Policy KNP HA4 to read as follows: Policy K HA4 – Revision of Settlement Policy Boundary 'The present <u>revised</u> Settlement Policy Boundary for Kingsclere shall be extended to include the areas of the sites allocated for housing development by the KNP as <u>is</u> identified by the plans included in Policies HA1, HA2 and HA3 on Map 12.'	To meet the basic conditions and in the interest of precision.
KNP 51	Appendix 1 – project 1	60	The parish council may wish to consider including BDBC in the list of organisations who could work on the traffic and transport management project.	Minor editing matter.
KNP 52	Appendix 1 – project 4	65	The parish council may wish to revise project 4 as the Conservation Area Appraisal has been adopted.	Minor editing matter.
KNP 53	Executive Summary	6	This may need some minor editing to ensure it is in line with the proposed changes described within the report.	Minor editing for clarity and precision.
KNP 54	Paragraph 5.1.3	29	This may need some minor editing to ensure it is in line with the proposed changes described within the report.	Minor editing for clarity and precision.

Please note that as a result of the Examiner's recommended modifications, consequential changes also likely to be needed to be made to the Plan in order to avoid factual errors and inaccuracies (Schedule 4B paragraph 12(6) Town and Country Planning Act 1990). Such modifications are not all listed in the Schedule above. Furthermore, other minor changes such as typographical and factual updates are also no listed in the schedule unless referenced in the Examiner's report. .