

Summary of representations received by Basingstoke and Deane Borough Council made in relation to the Regulation 16 version of the Wootton St Lawrence Neighbourhood Plan pursuant to Paragraph 9 of Schedule 4B to the 1990 Act

Introduction

1. This document provides a summary of the issues and representations submitted in relation to the submission version (Regulation 16) of the Wootton St Lawrence Neighbourhood Plan (WSL NP).
2. In accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations, Basingstoke and Deane Borough Council (BDBC) carried out a seven week period of public consultation from Wednesday 12 June to Wednesday 31 July 2019 on the submission version of the WSL NP. The consultation documents included the submission version (Regulation 16) of the Plan, a Consultation Statement and a Basic Conditions Statement and other evidence base documents.
3. The representations submitted during the consultation period have been published on the borough council's website, and can be found by clicking on the following link - <http://basingstoke-consult.limehouse.co.uk/portal>. Paper copies of the representations can be viewed on request at Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, RG21 4AH.
4. A total of 24 representations were received from 11 individuals, organisations and statutory consultees (excluding BDBC's comments on the WSL NP which are included in appendix 1). These can be summarised as:
 - Support: 10 representations made
 - Oppose: 9 representations made
 - Other (General comment/ no specific comment): 5 representations made
5. Set out below is a summary of the issues raised by consultees during the consultation. Appendix 1 of this document provides a summary of the representations made by specific consultees. The borough council's comments (which includes a summary within the covering letter) provided during the consultation can be viewed in full in Appendix 2.

Summary of issues raised by consultees

General:

6. Some general comments were made including:
 - There is a High Voltage overhead powerline falling within the Local Planning Authority area boundary but it does not interact with any of the proposed development sites. Whilst there are no implications for intermediate/high pressure apparatus there may be Low / Medium pressure gas distribution pipes which could affect future development within the parish.
 - The consultation has been reviewed in relation to the impact on the Strategic Road Network (SRN) in this instance the M3 and have no comment.
 - Hampshire County Council as Lead Local Flood Authority (LLFA) could not find any reference in the Neighbourhood Plan to flood and water management and suggest consideration of Sustainable Drainage Systems in housing policies as a minimum.
 - No policy in the NDP directly relates to the overall maintenance and enhancement of biodiversity and its enhancement within the Parish.
 - No policy within the NDP directly relates to the potential impacts of development within the North Wessex Downs AONB.

Basic Conditions Statement

Concern was raised from respondents in relation to the Basic Conditions statement with representations noting that it does not adequately justify how the neighbourhood plan meets the basic conditions or is in general conformity with the council's Local Plan.

Policy Objective B

Concern was raised over the consistency of Policy Objective B with Local Plan Policy SS3.10 (Manydown) and representations suggested that Policy Objective B should be amended to ensure it is in general conformity.

Policy WSL 1: Local Gap

Concerns were raised in relation to the proposed Local Gap, comments included:

- The country park will be subject of detailed master planning and stakeholder engagement and that the policy wording and proposed Local Gap boundary may prejudice the process.
- Suggestions to removing the Local Gap area beyond the country park, as policy SS3.10 of the Local Plan already seeks to prevent coalescence.
- Object to use of Local Gaps if they would act as an arbitrary tool to prevent sustainable development. The evidence for the Local Gap is not evident in this instance.
- There is no technical basis or evidence for the inclusion of additional land which is outside the Country Park allocation as part of the Local Gap.

Policy WSL 4: Light Pollution

The policy was generally supported, with suggestion that:

- Additional protection should be included within the policy to the impacts of light pollution on bats and lighting of ecologically sensitive areas.

Policy WSL 5: New Dwellings

Concerns were raised by respondents that the policy was too restrictive. A number of changes were suggested by applicants including:

- Additional information should be included to consider the design of new buildings includes consideration of potential impacts to heritage assets.
- The policy currently seeks to constrain new dwelling sizes and would not be in general conformity with the Design and Sustainability SPD which seeks to accord with or where possible exceed Nationally Described Space Standards.
- The policy should exclude the Manydown allocation to ensure that Manydown can offer an appropriate housing mix and dwelling sizes.

Policy WSL 6: Replacement or Extension of Dwellings

Concern was raised that:

- The plan area includes a number of listed buildings, whilst other buildings may qualify as non-designated heritage assets the loss of which would be encouraged through the current policy wording as such the policy requires some clarification.

Policy WSL 10: Provision of Community Facilities

Concern was raised that the policy should explicitly exclude the Manydown site allocation.

Policy WSL 11: Employment Sites

Concern was raised that the policy should explicitly exclude the Manydown site allocation.

Section 5: Other actions and projects

Concerns were raised that the section other actions and projects section should be removed from the development plan document as contributions cannot be put towards maintenance of existing highways.

Appendix 1 – Summary of representations made by consultees in relation to the submission version (Regulation 16) of the Wootton St Lawrence Neighbourhood Plan (NP) (excluding comments from Basingstoke and Deane Borough Council)

Please note that the representations below are a summary of the representations made. The full representations made by respondents can be viewed here <http://basingstoke-consult.limehouse.co.uk/portal>

Respondent	Policy	Paragraph	Other	Support/Oppose	Summary of comments	Respondents suggested modifications
Mr Simon Harkins	-	3.5.3	-	Support	The site allocation at Manydown is in the vicinity of Low, Medium and Intermediate Pressure SGN gas infrastructure. Encourage developers to apply for a gas connection at the earliest opportunity.	-
Transport for London (Richard Carr)	-	General	-	-	No specific comments to make on the neighbourhood plan.	-
Environment Agency	-	General	-	-	Unable to review the consultation due to resourcing issues.	-
Highways England (Mrs Beata Ginn)	-	General-	-	Support	No specific comments. General comment that they would be concerned with any proposals with the potential to impact the safe and efficient operation of the Strategic Road Network (M3 motorway) but no risks were identified within the NP.	-
National Grid (Wood Plc, Lucy Bartley)	-	General-	-	Support	Identified a high voltage overhead power line which falls within the boundary. This does not interact with any proposed development and there are no implications for National Grid Gas Distributions Intermediate/High Pressure apparatus, but there may be low pressure/medium pressure gas distribution pipes in the parish which may be affected by development.	-

Respondent	Policy	Paragraph	Other	Support/Oppose	Summary of comments	Respondents suggested modifications
Historic England (Robert Lloyd Sweet)	WSL 5	-	-	Support	Supportive of neighbourhood planning and would like policy WSL 5 to ensure that design of new buildings includes consideration of the potential for impacts to heritage assets including the contribution made by their setting.	Additional criterion in bullet point 2) of the policy which reads: Respects the character and pattern of surrounding development, and have sought to avoid or minimise harm to the setting of heritage assets. Any unavoidable harm to the setting of a heritage asset must be robustly justified.
Historic England (Robert Lloyd Sweet)	WSL 6	-	-	Support	The plan area includes a number of listed buildings, the loss of existing dwellings would be encouraged through the present policy wording. The policy therefore requires some clarification on how consideration be varied while it would affect a heritage asset.	Request an additional bullet point within the policy criterion to read: "The loss of the building and construction of a replacement would not result in the unjustified loss of, or harm to, a heritage asset. Proposals that would result in harm to a heritage asset will require robust justification on the basis of public benefits that could not otherwise be delivered"
Natural England (Rebecca Aziz)	-	-	Countryside and the Environment section	Support	Supports policies under the Countryside and the Environment section that aim to "...conserve and enhance the landscape character of the Parish, the open views, to protect open green spaces and important ecological sites and wildlife corridors", in particular Policy WSL3 that encourages better public access to the countryside. No policy directly relates to overall maintenance and enhancement biodiversity interest throughout the Parish area. It is recommended that the NP has specific regard for landscape and biodiversity and its enhancement within the Parish. Specific references should be made to the protection and enhancement of SINC's and of priority habitats and protected/notable species within the parish.	-

Respondent	Policy	Paragraph	Other	Support/Oppose	Summary of comments	Respondents suggested modifications
Natural England (Rebecca Aziz)	WSL 4	-	-	Support	Recommended that particular reference is made within the policy to the impacts of light pollution on bats and lighting of ecologically sensitive areas.	-
Natural England (Rebecca Aziz)	-	-	Landscape	Support	No policy within the NP directly relates to potential impacts of development within the North Wessex Downs AONB. It is recommended that the NP has specific regard for landscape.	Include additional reference: 'Proposed development within the North Wessex Downs AONB area of the Parish should be considered in line with paragraph 115 of the National Planning Policy Framework. Applications should be supported by a Landscape Visual Impact Assessment (LVIA) where appropriate, to address any impacts on the special qualities of the AONB. '
Hampshire County Council (Neil Massie)	-	5.3	Policy Objective F	Support	The Manydown development is required to assess the potential impact on local highway network (including all local junctions) in order to provide appropriate highway mitigations. The exact details of highway improvements will be finalised through the planning application and determination process. As a general rule, the County Council are unable to use developer contributions for straight forward maintenance improvements unless they form part of the introduction of new infrastructure, for example, resurfacing the existing road as part of widening it to allow new cycleway/footway would be appropriate.	-
Hampshire County Council (Neil Massie)	WSL5 and WSL 6	-	-	Support	Hampshire County Council as Lead Local Flood Authority (LLFA) could not find any reference in the Neighbourhood Plan to flood and water management. HCC would suggest it would be beneficial to consider Sustainable Drainage Systems (SuDS) in Policy WSL5 and Policy WSL6 as a minimum.	-

Respondent	Policy	Paragraph	Other	Support/Oppose	Summary of comments	Respondents suggested modifications
Gladman Developments (Richard Agnew)	WSL 1	-	-	Oppose	Object to use of Local Gap where it would act as an arbitrary tool to prevent sustainable development. The proposed Local Gap seeks to protect further land than that contained within the country park, the area deemed necessary through the preparation of the Local Plan to prevent coalescence. Policy SS3.10 of the Local Plan will ensure that Wotton St Lawrence does not coalesce with the new development.	Suggest policy is deleted.
Gladman Developments (Richard Agnew)	WSL 5	-	-	Oppose	Policy seeks to restrict the external area of new dwellings, this is overly prescriptive and would not allow for schemes to take account of the surrounding area or for larger plots to have equivalent space and would conflict with the design policies in the NPPF.	-
Manydown Company Ltd (Lucie Stone)	-	-	Basic Conditions Statement	Oppose	The Basic Conditions statement does not adequately justify how the Neighbourhood Plan complies with the Basingstoke and Deane Local Plan.	-
Manydown Company Ltd (Lucie Stone)	WSL 1	-	-	Oppose	The policy objective is not consistent with Local Plan Policy SS3.10. Note that at local plan hearing a topic paper concluded that no other strategic gaps would be necessary. Object to use of their land being included in Policy WSL 1 and lack of supporting, technical evidence. Also note that the policy text would restrict the masterplanning of the site and country park and the Manydown Development Brief SPD.	Request that land which is outside of the Country Park allocation is removed from the proposed Local Gap designation. The policy should be reworded with a view to allow uses in the Local Gap which would not be contrary to policy SS3.1, paragraph (i) to "retain the separate identity and character of Wootton St Lawrence and restrict coalescence between the new development and these villages."
Manydown Company Ltd (Lucie Stone)	WSL 5	-	-	Oppose	The policy should categorically exclude development of new dwellings within the Manydown Site Allocation. Simple reference to exclusion of the policy is not sufficient.	Request to specifically exclude the Manydown Site Allocation within the policy wording. Amend policy wording 2.a) to define infill sites along the lines of

Respondent	Policy	Paragraph	Other	Support/Oppose	Summary of comments	Respondents suggested modifications
					<p>Definition of an infill site should be more flexible as worded it is restrictive.</p> <p>It is considered that the wording is restrictive and if during the plan period there is evidence to suggest larger dwellings are required then their proposal would be contrary to the wording of the current policy and would not be achievable.</p>	<p>“an infill site is one which is within the built up areas of the villages of Wootton St Lawrence, Ramsdell, West Heath and Charter Alley.”</p> <p>Amend the wording of this paragraph to refer to national housing standards and consider the inclusion of wording along the lines of “larger dwellings will be permitted where there is a reasonable demonstrable need.”</p>
Manydown Company Ltd (Lucie Stone)	-	General	-	-	General comment relating to a number of minor corrections and typos to references within the NP.	-
Hampshire County Council and Basingstoke and Deane Borough Council as landowners (Matthew James)	-	-	Basic Conditions Statement	Oppose	The Basic Conditions statement does not adequately justify how the Neighbourhood Plan complies with the Basingstoke and Deane Local Plan.	-
Hampshire County Council and Basingstoke and Deane Borough Council as landowners (Matthew James)	-	-	Section 3 - Figure 4	-	Figure 4 should be updated to reflect that Catern Crossroads is now longer classified as a Scheduled Monument.	-
Hampshire County Council and Basingstoke and Deane Borough Council as landowners (Matthew James)			Section 5	-	Suggest that the page is removed as it does not form part of the development plan. Notes that the landowners are working with the Highways Authority to secure highway and public rights of way which will be secured through the S106 agreement. Three new community facilities are proposed as part of	-

Respondent	Policy	Paragraph	Other	Support/Oppose	Summary of comments	Respondents suggested modifications
					the outline planning application and these will also be secured through the s106 agreement.	
Hampshire County Council and Basingstoke and Deane Borough Council as landowners (Matthew James)	-	-	Policy Objective B	Oppose	The objective is not consistent with the Basingstoke and Deane Local Plan Policy SS3.10 (Manydown) and should be amended to be in general conformity.	-
Hampshire County Council and Basingstoke and Deane Borough Council as landowners (Matthew James)	WSL 1	-	-	Oppose	Note that the policy has been amended and that additional evidence base work has been undertaken, and note that the country park will be subject to masterplanning and stakeholder engagement. They note that the current policy wording and proposed boundary may amend the masterplanning and stakeholder engagement process. Would be keen to engage with the parish council and others in developing the country park as part of the next stages of the work.	-
Hampshire County Council and Basingstoke and Deane Borough Council as landowners (Matthew James)	WSL 5	-	-	-	Request that wording is added to the policy to exclude the Manydown site allocation. Suggest that the policy is caveated to ensure that Manydown can offer an appropriate housing mix and dwelling sizes which reflect Local Plan policy and the Design and Sustainability SPD.	Add wording to exclude the Manydown allocation from the policy.
Hampshire County Council and Basingstoke and Deane Borough Council as landowners (Matthew James)	WSL 10	-	-	-	Suggest that wording is added to exclude the Manydown site allocation from the policy.	Suggest that wording is added to exclude the Manydown site allocation from the policy.

Respondent	Policy	Paragraph	Other	Support/Oppose	Summary of comments	Respondents suggested modifications
Hampshire County Council and Basingstoke and Deane Borough Council as landowners (Matthew James)	WSL 11	-	-	-	Suggest that wording is added to exclude the Manydown site allocation from the policy.	Suggest that wording is added to exclude the Manydown site allocation from the policy.

Appendix 2: Full representation (including covering letter, which includes a summary of the comments, and appendix) from Basingstoke and Deane Borough Council (as Local Planning Authority) on the Submission version (Regulation 16) of the Wootton St Lawrence Neighbourhood Plan



**Basingstoke
and Deane**

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Kirsty Shaw,
Parish Council Clerk,
Via email

Your ref: Submission Wootton St Lawrence Neighbourhood Plan

31 July 2019

Dear Kirsty,

Local Planning Authority response to the Wootton St Lawrence Neighbourhood Plan: Post-Submission Consultation (Regulation 16)

The Local Planning Authority (LPA) fully supports the initiative of Wootton St Lawrence Parish Council to produce a Neighbourhood Plan (NP). The LPA recognises that a significant amount of work has gone into the development of the NP, and that extensive community involvement has taken place. The Neighbourhood Planning Group are commended for all their efforts in order to reach such an advanced stage in the NP making process.

Following the submission of the Wootton St Lawrence Neighbourhood Plan (WSLNP) on 28 May 2019, the LPA undertook a Legal Compliance Check. The LPA confirmed, via letter to the parish council on 10 June 2019, that it is satisfied that the WSLNP and accompanying documents comply with the statutory requirements as set out in Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) and paragraph 6 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

The following comments have been made by the LPA and submitted as a formal representation on the Submission WSLNP. These comments have been provided to assist the independent examination of the NP and have been agreed by the borough council's Portfolio Holder for Planning, Infrastructure and Natural Environment.

We are pleased to see that many of the LPA's comments on the Pre-Submission WSLNP have been addressed. The LPA has identified a limited number of outstanding issues, but none of these go to the heart of the plan or affect its potential to meet the basic conditions.

As you will see, the LPA's principal area of concern relates to the justification for the boundary of the proposed Local Gap in WSL1. Although we note that additional work has been undertaken, there are still concerns that the full extent of the Gap is not adequately justified.

For your information, attached is a schedule which records how the comments made through the course of the pre-submission consultation have been addressed in the submission version. This also sets out where outstanding issues/concerns remain.

I hope that the comments provided are of use to you. If you require further information or clarification please do not hesitate to contact me on 01256 845175 or by emailing robyn.kelly@basingstoke.gov.uk.

Yours sincerely

Robyn Kelly

Planning Policy Officer

CC: Jane Snow, Secretary to Wootton St Lawrence Neighbourhood Plan Working Group

Maggie Richardson, Chair person to the Wootton St Lawrence Neighbourhood Plan Working Group

Enc. Local Planning Authority response to the Wootton St Lawrence Neighbourhood Plan: Post-Submission Consultation (Regulation 16)

Appendix 1 – Map showing environmental constraints within Wootton St Lawrence Parish.

Appendix 2 – BDBC suggested Local Gap amendment.

How the LPA's comments on the Pre-Submission draft Plan have been addressed in the Submission Neighbourhood Plan and Remaining Issues.

The table below sets out the comments provided by the LPA in response to the pre-submission Regulation 14 consultation in 2018, and how these have been addressed by the submission version of the Plan.

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
Foreword , p3	Foreword , p3	The foreword could be more positively worded to better reflect the spirit of the NPPF. Rather than highlighting the Plan's 'restraint' on new housing it could highlight the Plan's positive strategy that allows infill dwellings where they would deliver sustainable development and protect the Parish's important characteristics.	NPPF para 16, 'Neighbourhoods should... plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan'.	Consider amending the foreword.	Met. The foreword has been amended and highlights the key issues that the plan seeks to address.
Introducti on, p7	Introducti on, p8	Suggest minor rewording to make it clear that the 'other actions and projections' (in Section 5) have not		Consider amending the wording as suggested.	Met. This is now addressed by paragraph 1.7.

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>been included because they fall outside the scope of Planning.</p> <p>'Not all the aspirations expressed in the community engagement will <u>are able to</u> be met through the Plan...'</p>			
How the neighbour hood plan fits into the planning system, pg 9	How the neighbour hood plan fits into the planning system, pg 6	<p>Suggest that this section is partially restructured to set out the Basic Conditions in full and then use parts of the existing text to explain them further.</p> <p>This could use the existing text about the Local Plan (including the overview of Manydown, which should make reference to strategic</p>	<p>Planning Practice Guidance: Reference ID: 41-065-20140306</p> <p>'What are the basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum?'</p>	<p>Consider amending structure to frame around the basic conditions.</p> <p>Include specific reference to Policy SS3.10 in Manydown section.</p>	<p>Met.</p> <p>The basic conditions are now listed in the section. However the basic condition relating to meeting prescribed conditions is missing and this should be included for completeness.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>Local Plan Policy SS3.10), and the section explaining Sustainable Development (p 17), as well as a brief explanation about national policies and EU obligations.</p> <p>Although it is recognised that you will also need to provide a basic conditions statement at submission stage, this would provide helpful context to this document.</p>			<p>Adequate contextual information about Manydown site allocation is provided in para 1.6.</p> <p>As a minor point, the Local Plan allocates Manydown for ‘approximately 3,400 dwellings’, not 3,250 as stated throughout the document.</p>
Preparing the Neighbourhood	Preparing the Neighbourhood	It would be helpful to also include a link to the steering group’s terms of reference.		Consider providing additional detail.	Not met, however this information is available in the consultation statement.

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
Plan, pg 11	Plan, pg 8				
Neighbourhood Plan Objective s table, pg 16	Neighbourhood Plan Objective s table, pg 12	<p>Objective H (Design) is referenced in this table but it is not referred to in the Neighbourhood Plan Policies section.</p> <p>As there are some synergies between Design and the Heritage (objective D), one option would be for these objectives to be placed alongside each other in the plan and addressed in the same policies section.</p>		Consider grouping objective H (Design) with objective D (Heritage) or including a separate section to show how the Design objective would be met.	Met
Neighbourhood Plan Objective	Neighbourhood Plan Objective	It would be helpful to use the objective references (A, B, C, D etc)		Include objective references	Met.

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
s (general)	s (general) pg 12	when those objectives are referred to later in the Plan.		throughout document.	The Neighbourhood Plan policies have been linked back to the relevant overarching objectives throughout the plan. As an exception, the second bullet point in the objectives box in section 4.7 is not an objective and should be removed.
Presumpt ion in favour of Sustainab le Develop ment, pg 17	Presumpt ion in favour of Sustainab le Develop ment, pg 11	The quote does not exactly replicate the text in the NPPF. As previously suggested, this section could also be relocated to sit under the Basic Conditions section.	Paragraph 7 of the NPPF	Correct quote	Met. Text has now been amended to reflect paragraph 8 of the NPPF (2019).

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
Landscape & Natural Environment, pg 19	Landscape & Natural Environment, pg 13	<p>It is suggested that this contextual section also includes reference to the other natural features in the Parish such as SINC's and Ancient Woodland (these could be added to the map in Figure 4).</p> <p>This section could also be broadened to include the water environment and show the (albeit limited) areas in Flood Zone 2 and 3, to ensure that all elements of the natural environment are covered in the contextual part of the document.</p>		Consider including additional information in this contextual section.	<p>Not met.</p> <p>Although it is only contextual information, the LPA considers that it would be helpful to include this information to provide a fuller understanding of the opportunities and constraints within the Parish.</p> <p>It is suggested that the map in Appendix 1 (showing ecological designations and areas at risk of flooding) should be added after 3.3.6 with an appropriate introductory paragraph.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
Heritage, pg 21	Heritage, pg 15	It would be useful context to state that Ramsdell was designated as a conservation area in 1992 in recognition of the special architectural and historic interest of the village, and to include reference to the borough council's conservation area appraisal.		Could consider including further contextual information about the Ramsdell conservation area.	Not met. It is considered that a footnote linking to the Conservation Area Appraisal would be helpful.
Housing Mix, pg 24	Housing Mix, pg 17	The Census data shows that 65% of dwellings are detached (not necessarily that they are larger).		Amend the paragraph to ensure it is accurate.	Met. The text now been amended as suggested.
Housing Mix, pg 24	Housing Mix, pg 17	Reference to the Rural Housing Study (2009) should be removed as this data source is out of date and has been superseded by the Census.		Remove reference to the Rural Housing Study.	Met. The previous reference to the rural housing study has been removed.

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
Housing Mix, pg 24	Housing Mix, pg 17	Where para 3 sets out how many of the dwellings had four bedrooms or more, it could also draw attention to how few had two bedrooms or fewer.		Consider providing additional detail.	Met.
Housing Mix, pg 24	Housing Mix, pg 17	The summary data about new dwellings/extensions in the Parish (in the fourth paragraph) does not exactly correlate with the raw data in Appendix II. You may wish to consider whether there is a way to represent this data visually.		Check data to ensure accuracy	<p>Not met.</p> <p>Appendix II is not part of the submission document and has not been provided as part of the evidence base.</p> <p>It would be worth making this information publically available as part of the evidence base as it provides substantial justification for policies WSL 5 and 6 relating to new dwellings and the extension and replacement of dwellings.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
Manydown Local Plan Allocation , pg 25	Para 3.5.3 Manydown Local Plan Allocation , pg 18	It would be helpful to include reference to the Manydown Development Brief Supplementary Planning Document within this section, which was adopted in December 2016. The brief will be used as a guide for future development within the Manydown housing allocation. Further information can be found via https://www.basingstoke.gov.uk/ManydownSPD		Consider including reference to the Manydown Development Brief SPD.	Not met. No reference to Development Brief within text. Whilst this would be helpful, it is not required to satisfy the basic conditions.
Local Economy, pg 26	Local Economy pg 18	Consider rewording the third paragraph (about local employers) to keep it factual and remove reference to, 'On a more positive note'.		Consider rewording paragraph.	This paragraph has been revised to remove reference to 'on a more positive note'. However it is not considered necessary to state whether the employees of local businesses live in the parish or not, and this should be amended.
Neighbourhood Plan Policies					

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
Introducti on, pg 29	Introducti on, pg 21	It would be helpful for the introduction to set out which policies do or do not apply to the Manydown site allocation. Although this is signposted within the individual policies, an upfront summary paragraph would make the Plan easier to use.		Provide additional introductory text to explain the Plan's relationship with Manydown.	Not met. It is suggested that para 4.7.1 is revised to state, 'WSL5, <u>WSL6</u> and WSL7 apply only to those parts...' Furthermore, WSL10 is clearly not intended to relate to Manydown (as shown by reference to the villages in point 5 of the Policy), but this is not stated.
Introducti on, pg 29	Introducti on, pg 21	It would be helpful for the introductory text to highlight that the development plan should be read as a whole, taking into account all the relevant policies in the Local Plan and the Neighbourhood Plan.		Consider additional wording.	Not met. It is considered that this would provide additional clarity for the reader, and could be inserted after paragraph 4.1.3.

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
Policy WSL 1: Local Gap, pg 29	Policy WSL 1: Local Gap, pg 21	<p>The principle of a policy identifying and protecting a local gap is supported and would help to deliver one of the Plan's objectives.</p> <p>However it is suggested that an explanation should be provided to justify the precise area covered. This could either be provided as a stand-alone piece of evidence or explained within the supporting text of the policy.</p>		Justify boundaries of Local Gap.	<p>Partially met.</p> <p>A new evidence base document has been provided with the submission plan called, 'Assessment of the Landscape Setting of Wootton St Lawrence village to identify the extent of land for inclusion in a Local Gap'.</p> <p>This document provides additional information to justify the proposed Local Gap. It demonstrates that a gap would be justified to maintain the physical and visual separation of WSL from Manydown.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
					<p>Whilst the council supports the principle of the proposed gap, it does have concerns about its specific boundaries.</p> <p>Area 2 (as shown on Figure 9 of the supporting document) overlaps the country park. There is a justification for protecting this area from development to prevent coalescence between the Manydown site allocation and WSL. It is also considered that Area 1 is justified, as the land is likely to provide a gap between the Manydown development and the village when travelling north along the minor lane from the B3400. However, there are concerns that the land identified in Area 3 (to the east of the village) is not essential for preventing coalescence and delivering the aims of the policy.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
					<p>The LPA has provided a map (in appendix 2), showing what it considers to be a better justified boundary for the Gap.</p> <p>It is also noted that the supporting text does not include reference to the above evidence base document. This could be helpfully included in the final document.</p>
Policy WSL 1: Local Gap	Policy WSL 1: Local Gap, pg 21	<p>Criterion i) of policy WSL1 states development will be permitted where 'it would not <u>undermine</u> the physical and/or visual separation'</p> <p>It is unclear why the wording chosen does not replicate Local Plan policy EM2 or whether there is an</p>		Consider whether wording should be changed.	<p>Met.</p> <p>The wording in the policy has been amended to better reflect Policy EM2.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		intentional change of emphasis. It is suggested that the wording is amended to 'it would not <u>diminish</u> the physical and/or visual separation' (as per Policy EM2) to ensure a consistent approach.			<p>It is considered that the introductory text should state that development 'will be permitted', rather than 'will be accepted'.</p> <p>Criterion 1) has been added to the policy. This is only relevant to that part of the Gap that falls within the country park, and if the designation continues to include land outside this area, the criterion should be caveated appropriately.</p> <p>This criterion also seeks to restrict the uses permitted in the Gap (and this is further explained by para 4.3.3). However, in order to allow for the proper planning of the country park, it is suggested that additional wording is added to criterion 1 allow a degree of flexibility. It is suggested that</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
					<u>'unless it can be demonstrated that it is the most appropriate location for the specified use'</u> is added to criterion 1.
Policy WSL 1, supportin g text, page 30	Policy WSL 1, supportin g text, page 23	<p>The wording in the supporting text (p30, second para) implies a higher level of constraint than would be necessary to maintain the function of the Gap. It is suggested that the supporting text is changed as follows:</p> <p>'The Local Gap only encompasses part of the proposed Country Park enabling more formal recreational uses and for any associated built development</p>		Amend wording to reflect an appropriate level of restraint to development in the country park.	<p>Met.</p> <p>The wording has been amended to 'be focused' in para 4.3.3.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>to occur- <u>be focused</u> elsewhere in the park’.</p> <p>It would be helpful if the supporting text provided some further clarity about what type of development would be permitted in the Gap (for example, would a small car park be permitted?).</p> <p>It is noted that the current outline planning application for Manydown does not seek approval for the layout of the country park, and that this policy would be a material consideration when this is determined at a later date. The Landscape Strategy submitted with</p>			

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		the planning application indicatively shows natural features and PRoWs in the general area identified as Gap.			
Policy WSL 2, Local Green Space, pg 31	Policy WSL 2, Local Green Space, pg 23	<p>The policy is supported in principle. The recreation grounds are justified in relation to the requirements of NPPF para 76. However, it is considered that the protection of the allotments should be more clearly justified in relation to these tests.</p> <p>The policy could also support enhancements to the local green spaces.</p>	Paragraph 76 of the NPPF.	Consider if the policy should be extended to also support enhancements to the local green space.	<p>Met.</p> <p>The policy wording principally remains the same as at the pre-submission stage, but further justification has been provided.</p> <p>It would be helpful to include the green space maps next to the policy or supporting text for clarity and context. This change could be made to the referendum version of the NP.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
Policy WSL 3: Public Rights of Way, pg 33	Policy WSL 3: Public Rights of Way, pg 24	<p>The policy would be in conformity with Local Plan Policy CN9 (Transport) and the Manydown SPD. The policy also supports the council's Green Infrastructure Strategy – and explicit reference to this could be included within the supporting text.</p> <p>It is noted that the current planning application for Manydown includes a movement and access parameter plan. If approved, this would fix the principal PROW connections in the country park. However, the detailed network of the PROWs and the signing etc would be determined at a later stage.</p>	Paragraph 75 of the NPPF.	Consider including reference to the council's Green Infrastructure Strategy within the supporting text.	<p>Not met.</p> <p>The criteria in policy WSL3 largely remains the same. No reference has been made to the council's Green Infrastructure Strategy, however its role is mainly contextual.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
Policy WSL4: Light Pollution, pg 35	Policy WSL4: Light Pollution, pg 25	<p><u>Outdoor lighting</u></p> <p>The requirement that there is ‘no adverse impact on neighbouring uses or the wider landscape’ would not be in conformity with the Local Plan policy which allocates development at Manydown (Policy SS3.10), as some light pollution will inevitably occur as a result of the nature and scale of the development. Instead, proposals for Manydown should demonstrate that light pollution is minimised.</p> <p><u>Internal lighting</u></p> <p>It is suggested that this part of the policy should be supported by text to clarify that this should be considered</p>		<p>Amend policy requirement in relation to allocated site at Manydown.</p> <p>Consider whether internal lighting requirement requires clarification.</p>	<p>Met.</p> <p>The policy is now considered to be in conformity with LP Policy SS3.10 as it explicitly does not apply to development within the Manydown site allocation.</p> <p>However, supporting paragraph 4.6.4 still seeks to explain how the Local Plan’s requirements for Manydown should be met. It is suggested that this paragraph is moved to the end of this section, or otherwise distinguished from the rest of the supporting text, as it does not relate to the NP policy.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>as part of the design process (rather than requiring a technical lighting assessment).</p> <p>The supporting text could also encourage sensor-activated external lighting to minimise its wider impact.</p>			
Policy WSL 5: Residenti al Garden Extension , pg 36	Policy WSL8: Residenti al Garden Extension , pg 31	<p>The policy as currently drafted would not be in conformity with the Local Plan Policy EM1 as it would be more permissive to residential gardens encroaching into the countryside.</p> <p>Consideration should be given to whether the policy is required or whether existing local and national</p>	<p>PPG states: <i>A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise,</i></p>	<p>It is suggested that this policy is removed from the plan or amended to be in general conformity with Local Plan Policy EM1.</p>	<p>Met.</p> <p>The criteria in the policy are now much clearer, and are in compliance with Policy EM1.</p> <p>It is noted that criterion ii) of the Policy WSL8 refers to important views, however these have not been defined. It will be left</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>policy already provides sufficient control.</p> <p>In particular, there is concern about criteria i because it includes scope for interpretation. Uneven length (or staggered) back gardens could be considered part of the rural character of the area, but this policy could be used as a justification for a garden to be increased in length to match its neighbours on the grounds that it would reflect the 'boundary pattern'.</p> <p>Criteria ii and iii of the policy result in duplication, and there is concern that the terminology about an 'uncharacteristic urban extension' sounds like it only relates to large</p>	<p><i>precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.</i></p> <p>(Paragraph: 041 Reference ID: 41-041-20140306).</p>		<p>to the decision-maker to determine whether a view is important or not.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>scale or very urban forms of development (which a garden extension may not be interpreted to be). However, if retained the wording in criterion iii should be strengthened and could draw upon the specific wording in Policy EM1 relating to 'proposals should be sympathetic to the character and visual quality of the area concerned. Development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected'.</p> <p>In relation to criterion iv, it would not always be appropriate to local character to include landscaping,</p>			

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>and this could lead to unintended consequences.</p> <p>If Policy WSL5 is to be removed, the final paragraph of the supporting text, 'Planning permission to extend gardens in order to create space for enlarging or replacing a dwelling is unlikely to be granted' could be included in the supporting text for the New Housing section.</p>			
Policy WSL 6: New dwellings, pg 37	WSL 5: New dwelling, pg 27	The policy, as currently drafted, would not be in general conformity with Local Plan Policy SS6. This is because the first sentence of the policy implies that additional new dwellings will only be allowed where they are infill, meet the needs of rural businesses, or are on PDL, and	PPG states: <i>A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently</i>	It is suggested that the policy is restructured to provide greater clarity and ensure it is in general	Met. The policy has now been reworded and restructured and is much clearer than that previously proposed.

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>does not recognise that new homes can be delivered via SS6(b) (Rural Exception Sites) and SS6(e) (Locally agreed need).</p> <p>The structure of the policy is also a little disjointed and it is suggested that the section is restructured to:</p> <ul style="list-style-type: none"> • make the relationship clearer between the policy and Policy SS6; • provide greater clarify how the policy's criteria relate to different types of development; and • include a number of additional criteria. <p><u>Relationship with Policy SS6</u></p>	<p><i>and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.</i></p> <p>(Paragraph: 041 Reference ID: 41-041-20140306).</p>	<p>conformity with Policy SS6.</p> <p>As part of this it is suggested that:</p> <ul style="list-style-type: none"> • the Plan ensures infill dwellings are not isolated; • housing mix requirements relate to all new dwellings; and • the policy criteria are used in 	<p>In relation to criterion 1), it is welcomed that the policy now dovetails with Policy SS6, and recognises that new dwellings may still be permitted under the Local Plan policy.</p> <p>In relation to criterion 2) the policy supports infill dwellings in the principal settlements within the Parish. The sub-criteria provide a means of clearly identifying applicable sites, and the supporting text indicates that this will lead to a modest number of additional new dwellings.</p> <p>The policy also introduces a housing mix policy to ensure that the size of new dwellings is restricted. The need for</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>The policy requires further supporting text explaining what Local Plan Policy SS6 already allows (in addition to the national policy context). This would then set the context for the policy and make it clear how it goes beyond.</p> <p><u>Infill dwellings</u></p> <p>The first part of the policy sets out that new dwellings will be permitted in infill plots (with the specific criteria relating to those developments about size of gap etc).</p> <p>The policy includes a number of terms such as 'restricted gap', and</p>	<p>Paragraph 55 of the NPPF.</p>	<p>determining all applications for new dwellings (not just those highlighted in the policy).</p>	<p>smaller dwellings is evidenced elsewhere within the Plan, and in particular through the contextual information about the parish's housing stock in Section 3.5.1.</p> <p>The second part of the policy identifies development management criteria that would be particularly relevant for new homes in the local area. These are supported.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>'otherwise built-up frontage' that are critical to the implementation of the policy. These are currently not defined on the same page of the Plan, and it is suggested that these are either defined within the policy itself or a glossary.</p> <p>In accordance with NPPF para 55, it would be appropriate to either restrict infill dwellings to within the built-up areas of WSL, Ramsdell and Charter Alley (albeit areas without SPBs), or to specifically require that they should not be isolated.</p> <p>Although the requirements relating to an 'otherwise built up frontage' and avoiding 'sporadic forms of</p>			

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		<p>development' provide some control, this would strengthen that approach.</p> <p>The housing mix element of the policy would appear to be justified by the evidence elsewhere in the Plan, but only relating this to infill dwellings misses an opportunity to influence the housing mix policy of all residential developments (permitted under either WSL6 or Local Plan Policy SS6). It is also somewhat inconsistent that this policy is focused solely on the number of bedrooms, whereas WSL7/8 define small dwellings in relation to their floor area.</p>			

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		<p><u>PDL</u></p> <p>The approach to PDL is not very clear, as the paragraph setting out the requirements for PDL is separated from criterion (ii).</p> <p>Although the ‘particular considerations’ in the last paragraph only relates to PDL development, they would be equally applicable to <u>all</u> new homes. Equally, the three preceding criteria (I-III, that currently appear to just apply to infill dwellings) would be applicable to <u>all</u> new homes.</p>			

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		These criteria could be strengthened and restructured so that they would apply to <u>all</u> development for new homes (permitted under the WSL Plan or the Local Plan, rather than just PDL). These criteria could include a housing mix requirement.			
Policy WSL 7 and 8: replacement of dwellings, pg 38	Policy WSL 6: Replacement or extension of dwelling, pg 29	These policies seek to retain the stock of smaller dwellings (of 80sqm or less) in the parish by limiting the size of replacement dwellings (where the original dwelling was a small dwelling, WSL7) and the amount that smaller dwellings can be extended (WSL8). This is evidenced as a local issue elsewhere in the NP.	PPG states: <i>A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise,</i>	Justification should be provided for percentage size increase. The definition of a 'small dwelling' should be closer to the policy wording.	Met. Policies WSL7 and WSL8 in the pre-submission plan have now been merged to create a single new policy – WSL6. This approach is simpler and better structured. Criterion 1) requires that proposals (either replacement or extension) would not result

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p><u>General approach</u></p> <p>If a % increase is to be introduced, it seems reasonable to take the date that the NP is made as the base date.</p> <p>Although the policy suggests what would be a suitable % increase, there is flexibility to allow other material considerations to be taken into account. However, the Plan would benefit from an explanation about why 30% was determined to be the most appropriate proportion?</p> <p>It would also be helpful to explain why 80sqm was chosen as the</p>	<p><i>precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.</i></p> <p>(Paragraph: 041 Reference ID: 41-041-20140306).</p>	<p>As part of the submission plan, the impact of this policy should be assessed against human rights.</p> <p>Simplify Policy WSL8.</p>	<p>in 'a disproportionate increase in size over the existing dwelling'.</p> <p>This criterion is supported by the NPG's evidence base which highlights a particular issue with the loss of smaller dwellings, and the impact upon community cohesion.</p> <p>However, the plan does not specify what a 'disproportionate increase' would be and this is left to the decision maker to consider on a case by case basis.</p> <p>It may therefore be helpful to include some supporting text to assist the decision maker in what would be considered a disproportionate increase, and to demonstrate that the Plan is positively</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>'small dwelling' threshold. What does an 80sqm dwelling typically include? What could an 104sqm (80sqm +30%) dwelling accommodate?</p> <p>What would the impact of the policy be? How many of the dwellings are estimated to be currently 'small'? The general approach should be assessed against Human Rights legislation as part of the Basic Conditions Statement as the policy could potentially impact on a home owner's rights to extend their own home.</p>			<p>prepared and still supports sustainable development. This could clarify that <u>'the purpose of the policy is not to prevent modest increases in the size of dwellings to allow homes to grow to meet the needs of families, rather to prevent developments which fundamentally alter the scale and character of the dwelling and result in the loss of a smaller, more affordable dwelling'</u>.</p> <p>Paragraphs 4.9.1 and 4.9.2 are very similar in nature and could be merged to be more concise.</p> <p>In relation to the second part of the policy (Ancillary annexe accommodation), the policy principally seeks to impose controls about their design. It is therefore unclear</p>

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		<p><u>Policy wording</u></p> <p>The definitions of the terms used in the policies are too far from the policy wording. Could the definition of 'small' be placed within the policy or close to the supporting text/in a glossary?</p>			<p>why paragraph 4.9.3 mentions their impact upon affordability. It is suggested that the following sentence is removed:</p> <p>'These additions can further undermine the mix and affordability of homes in the Plan area and Basingstoke and Deane Local Plan is silent on such developments'.</p>
Policy WSL 8: extension of dwellings, pg 38	WSL 6: replacement or extension of dwellings, pg 29	<p>The structure of the criteria and sub-criteria in Policy WSL8 makes the policy complicated to understand.</p> <p>To simplify Policy WSL8, it is suggested that the last two points</p>	<p>PPG states: <i>A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence</i></p>	The structure of the policy should be simplified.	This is no longer relevant, and has been addressed by the restructured document.

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>(after iv) should be merged into a single sentence.</p> <p>'Where the extension is proposed to a small dwelling, the extension should be proportionate to the size of the existing dwelling such that it would not result in the reduction in the stock of smaller dwellings.'</p>	<p><i>when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.</i></p> <p>(Paragraph: 041 Reference ID: 41-041-20140306).</p>		
Supportin g text to policies WSL7	n/a	In order to prevent the size threshold being undermined, the supporting text suggests a mechanism to prevent permitted development		Consider legality of approach to permitted	This is no longer relevant, and has been addressed by the restructured document.

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
and WSL 8, pg 39		<p>rights being implemented when there is an extant permission.</p> <p>There is concern about whether this would be legal, and it is suggested that this should be removed.</p>		development. Suggest removal.	
Heritage section, pg 40	Heritage section, pg 32	Although it is recognised that a policy would risk duplicating local and national policy, further information about the heritage significance of the Parish and the requirements for planning applications could be included in the supporting text. These could include that:		Consider whether it would be helpful to provide more information about heritage assets in the Parish.	The plan does not include policies on heritage and defers to the Local Plan policy. This is considered acceptable.

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>- All planning applications within the Conservation Area or its setting should be supported by an appropriately researched and detailed heritage statement which discusses the impact of the proposals on the historic environment.</p> <p>- All new developments should recognise and integrate the distinctive local character of the parish particularly the special character and appearance of the Ramsdell conservation area and sensitively contribute to creating dwellings of a high architectural and rural quality. Particular importance should be paid to sympathetic respect for neighbouring dwellings including roof lines, materials, fenestration and palette.</p>			

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>- Any designated historic heritage assets in the Parish and their settings, both above and below ground, should be conserved and enhanced for their historic and architectural significance which it is desirable to preserve or enhance and their importance to local distinctiveness. Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets.</p>			
Policy WSL9: Valued Facilities, pg 40	Policy WSL9: Valued Facilities, pg 33	The principle of the policy is supported. The valued facilities have been identified through community consultation.		<p>Revise structure of policy.</p> <p>Clarify the relationship</p>	<p>Met.</p> <p>The wording of the policy has been amended to 'will be permitted where'.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		<p>Consider revising terminology, 'Proposals... will normally be supported...'. Policy should instead state when development would be permitted.</p> <p>It is noted that some of the valued facilities are also Local Greenspaces. It would be helpful to clarify in the supporting text that if a proposal improves a facility (and meets the requirements of WSL9), but removes greenspace it would constitute the 'very special circumstance' required by Policy WSL2.</p>		between valued facilities and local greenspace.	<p>Where valued facilities are also local greenspaces, it has been clarified that improvements to facilities would be a 'very special circumstance'. This clarification is welcome.</p> <p>The supporting text now includes a reference to ALP Policies CN7 and CN8.</p>

Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
		Supporting text should also refer to Local Plan Policy CN7 (Essential Facilities and Services)			
Policy WSL 10: Provision of essential community facilities , pg 43	Policy WSL 10: Provision of essential community facilities, pg 36	<p>The policy supports the provision of facilities that would enhance the sense of community in the villages. This is recognised as a local issue and is supported.</p> <p>It is suggested that the final sentence should highlight that Local Plan Policy CN7 includes a wider definition of essential facilities. It is also not clear what 'supporting statement' is being referred to. Is this the supporting text to Policy CN7?</p>		Consider minor clarification in supporting text.	<p>Met.</p> <p>The supporting text is clearer about the scope of the policy – and that it differs from the wider scope of ALP Policy CN7.</p> <p>Reference has also been removed to the supporting statement.</p> <p>The numbering of the criteria appears to be wrong in WSL10 (point 1 should not be</p>

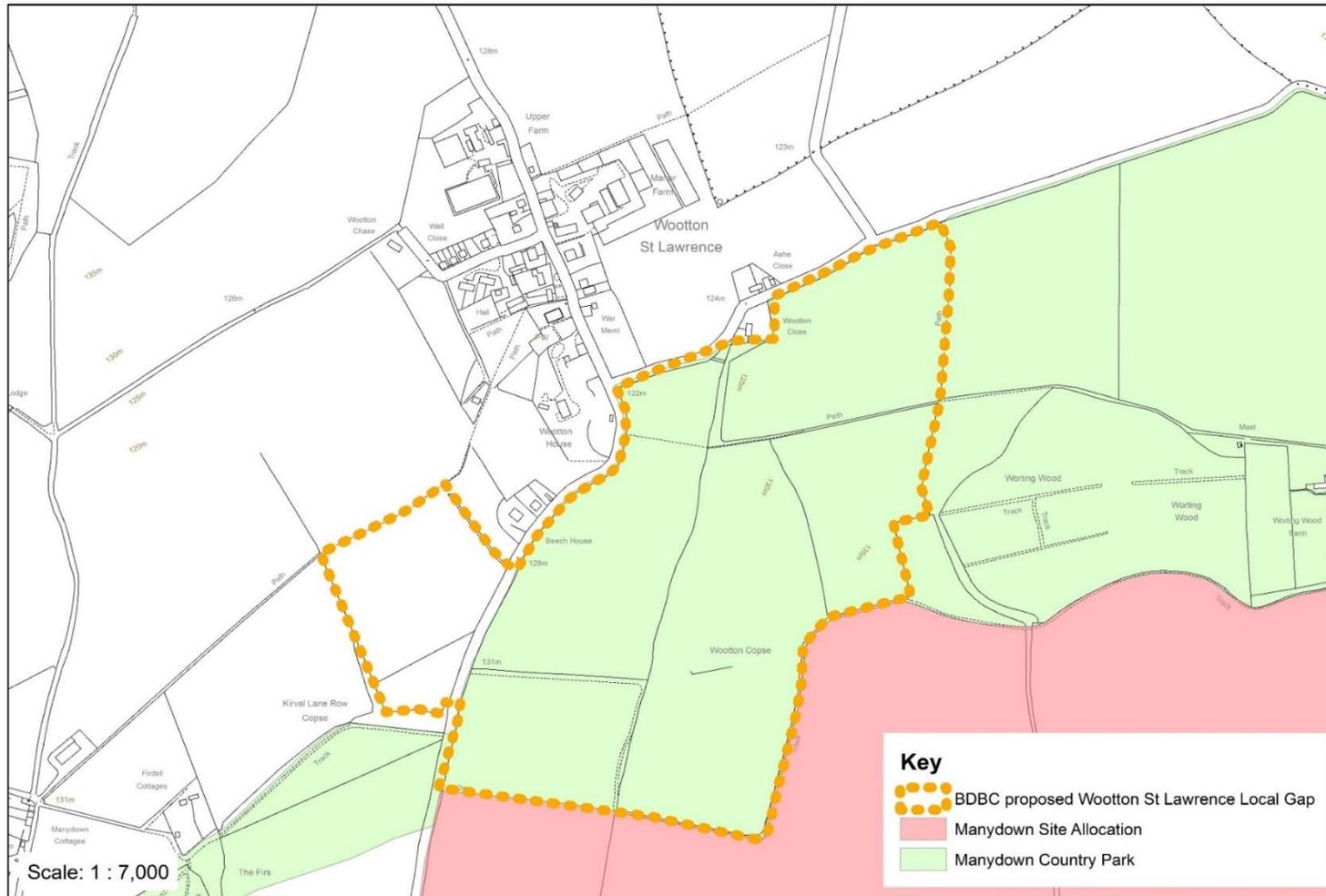
Section/ Policy of pre- submissi on plan (Reg 14)	Section/ Policy of submissi on plan (Reg 16)	Issue	Relevant National Guidance (NPPF and PPG)	Recommended potential options/actions	Not met/Partially Met/Comment
					numbered). It is suggested this is amended in the final version of the plan.
WSL11: Employment sites, pg 44	WSL11: Employment sites, pg 37	<p>Although the development plan should be read as a whole, the additional requirement (to ALP CN4) to 'not adversely impact upon the amenities enjoyed by nearby residential properties' reflects a locally important issue.</p> <p>It is noted that the policy is presented in a slightly different format in the summary document (though the content is the same).</p>			<p>Met.</p> <p>The structure of policy has been amended.</p> <p>Suggested that the first line of the policy is amended to remove duplication with the first point:</p> <p>'Where new or extended employment uses are proposed, then, subject to all other relevant development planning policies, it <u>they</u> will be supported where they.'</p>

Appendix 2. 1: Map showing the environmental constraints in Wootton St Lawrence Parish



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Appendix 2.2 – BDBC suggested Local Gap amendment



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