
SHERFIELD ON LODDON NEIGHBOURHOOD DEVELOPMENT PLAN

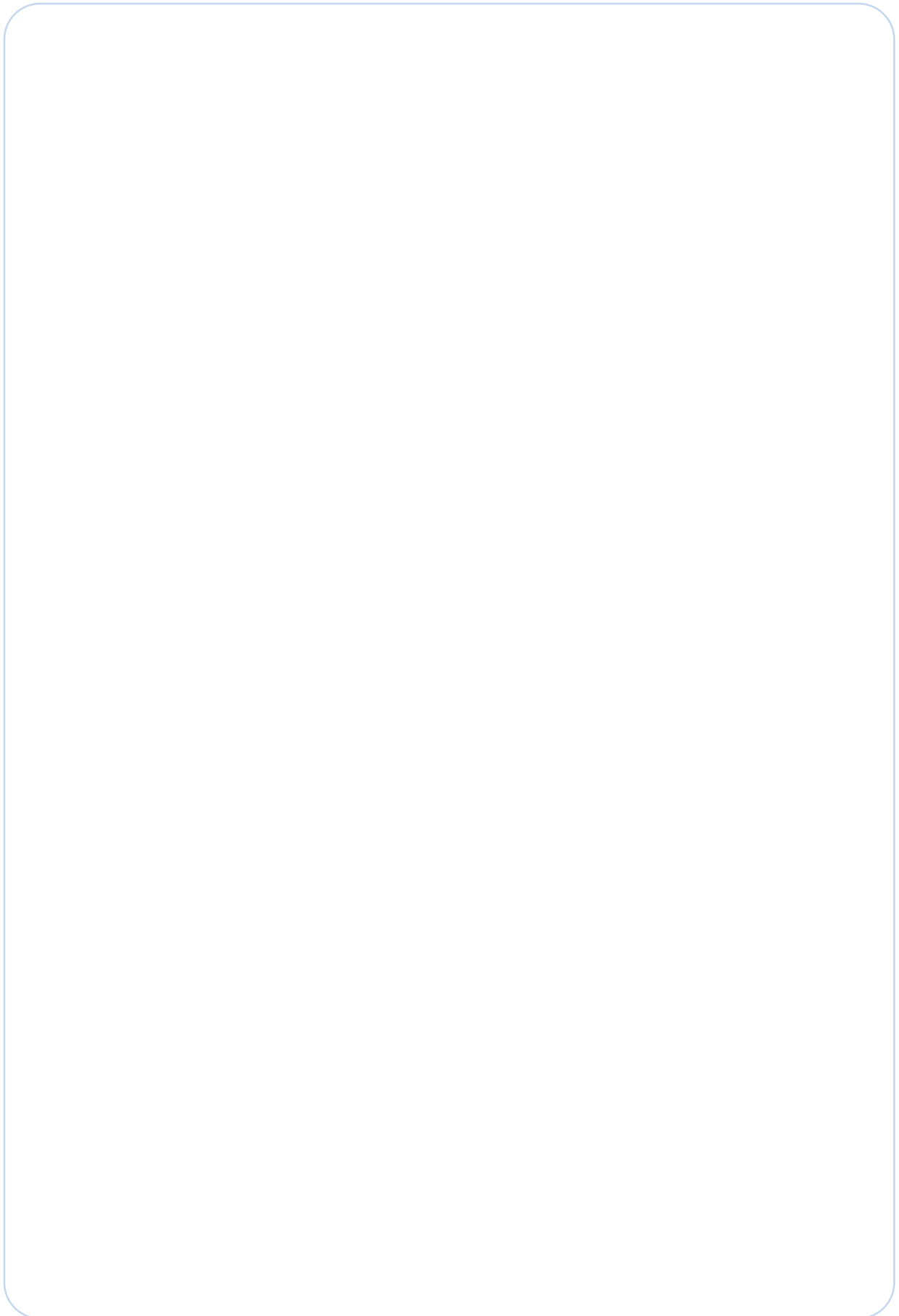
2011 TO 2029



SUBMISSION VERSION AUGUST 2017

Sherfield on Loddon Parish Council

Sherfield on Loddon Neighbourhood Development Plan



Sherfield on Loddon Neighbourhood Development Plan

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LIST OF ABBREVIATIONS USED IN THIS DOCUMENT

Abbreviation/Term	Explanation
BDBC	Basingstoke and Deane Borough Council
CIL	Community Infrastructure Levy
HCC	Hampshire County Council
HQ	Household Questionnaire
NPPF	National Planning Policy Framework
NPWP	Sherfield on Loddon Neighbourhood Plan Working Party
NDP	Sherfield on Loddon Neighbourhood Development Plan
PC	Parish Council
SoL	Sherfield on Loddon
SINCs	Sites of Importance for Nature Conservation
SPA	Thames Basin Heaths Special Protection Area
SAPF	Hampshire County Council Small Area Population Forecasts
SPB	Settlement Policy Boundary
SuDS	Sustainable Drainage Systems
SWOT Analysis	Strength, Weaknesses, Opportunities, Threats Analysis.

Sherfield on Loddon Neighbourhood Development Plan

FOREWORD

Sherfield on Loddon is a small rural Parish, situated midway between Basingstoke and Reading, straddling the A33 which is the main route linking these two large towns. Sherfield on Loddon comprises 736 dwellings (2011 Census) in 3 settlement areas, and can be traced from the 14th century. Following the 2011 Localism Act, the Sherfield on Loddon Parish Council took the decision to try to influence any future development in the Parish and in 2012 embarked on the process of writing a Neighbourhood Development Plan.

The Parish Council set up a working party and a public forum to work with Parish residents to produce the Plan. The Plan has to have regard to the National Planning Policy Framework (NPPF) and also be in general conformity with the Local Plan adopted by Basingstoke and Deane Borough Council (BDBC). The Plan specifies additional policies which are unique to the locality.

In August 2013, the Parish Council received approval for the Parish Boundary to be designated as the Neighbourhood Development Plan Area. However, this was changed in 2015 when the Sherfield Park Ward at the southern end of the Parish was separated out into an autonomous Parish following a Governance Review by Basingstoke and Deane Borough Council. The remaining part of the old Parish with its redrawn boundary became the new Neighbourhood Development Plan area.

Thus, the main settlement in the Parish is now the village with its Village Green situated in the north. Nevertheless, there are other pockets of housing at Church End and at various points along Wildmoor Lane. However, the Local Plan has allocated 2 housing sites, one, Redlands (165 homes) which is wholly within the Parish and secondly, East of Basingstoke which is partially within the Parish which may have as many as 200 homes. The outline planning application for 150 homes on the majority of the Redlands site has been granted permission. A full application for Redlands Garden site for 17 dwellings is currently being considered by the LPA. In order to emphasise the entirety of the Parish, this Neighbourhood Development Plan will refer throughout to the Parish as a whole rather than use the term village.

The Neighbourhood Plan Working Party has sought to involve the community in its discussions through public meetings, hand delivered questionnaires, which elicited views on open spaces, transport, the issue of development and other local issues, and a specially commissioned housing survey from Action Hampshire. Consultation also involved local interest groups and societies, local businesses and major landowners. The results of these consultations, along with demographic data and a survey to assess housing character, form the basis on which the plan has been written. From this data, local policies have been drawn up which will enable the Parish to grow sustainably, as in recent decades, without stifling it, but allowing it to retain its unique and varied character.

Sherfield on Loddon Neighbourhood Development Plan

Appreciation must be expressed to all those volunteers, who have committed so much of their time and effort to producing this document which will benefit the Parish for many years ahead.

John Darker

Chairman, Neighbourhood Plan Working Party, 2017

THE VISION FOR SHERFIELD ON LODDON

The overall purpose of the Neighbourhood Development Plan is to safeguard the distinctive character and attributes of the Parish, whilst enabling the parish to grow, maintain a healthy rural economy and change in tune with the shared values of residents.

VISION STATEMENT

In 2029 Sherfield on Loddon will continue to be an attractive historic Parish with the Village Green at its centre, surrounded by open countryside and with a range of good quality housing, recreational and other facilities that meet the needs of local people while maintaining a cohesive and integrated rural community.



Photograph i View Towards Bramley Road from Greenway



ACKNOWLEDGEMENTS

Sherfield on Loddon Neighbourhood Plan Working Party (formerly the Planning Sub-Committee for the Neighbourhood Plan)

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1 ABOUT THIS DOCUMENT

This document is the Neighbourhood Development Plan for the defined Neighbourhood Development Plan area of the Parish of Sherfield on Loddon. It comprises the evidence and supporting arguments for the Plan Policies and takes into account the views of consultees. It will be the subject of a public referendum.

1.1 EVIDENCE-BASED SUPPORTING DOCUMENTS

Supporting documents produced by the Sherfield on Loddon Parish Council are listed as Annexes in the table below. They are not contained in this document, but are provided separately with the Neighbourhood Plan submission as Supporting Documents. References to external documents not produced by the Sherfield on Loddon Parish Council are listed at the end of this document.

Annex A	Full Results of Household Questionnaire
Annex B	Housing Survey Report by Action Hampshire
Annex C	Sherfield on Loddon Character Assessment
Annex D	Road Safety and Traffic Issues
Annex E	Strategic Views, Green Spaces and Natural Environment
Annex F	Basic Conditions Statement
Annex G	Consultation Events and Survey Results
Annex H	SEA Screening Report
Annex I	Table of Regulation 14 Consultation Comments on the Draft Sherfield on Loddon Neighbourhood Plan and Responses made



2 INTRODUCTION

2.1 SHERFIELD ON LODDON – AN OVERVIEW

- 2.1.1 The Parish of Sherfield on Loddon is situated either side of the A33 5 miles north of Basingstoke and 12 miles south of Reading. At the time of the Domesday Book

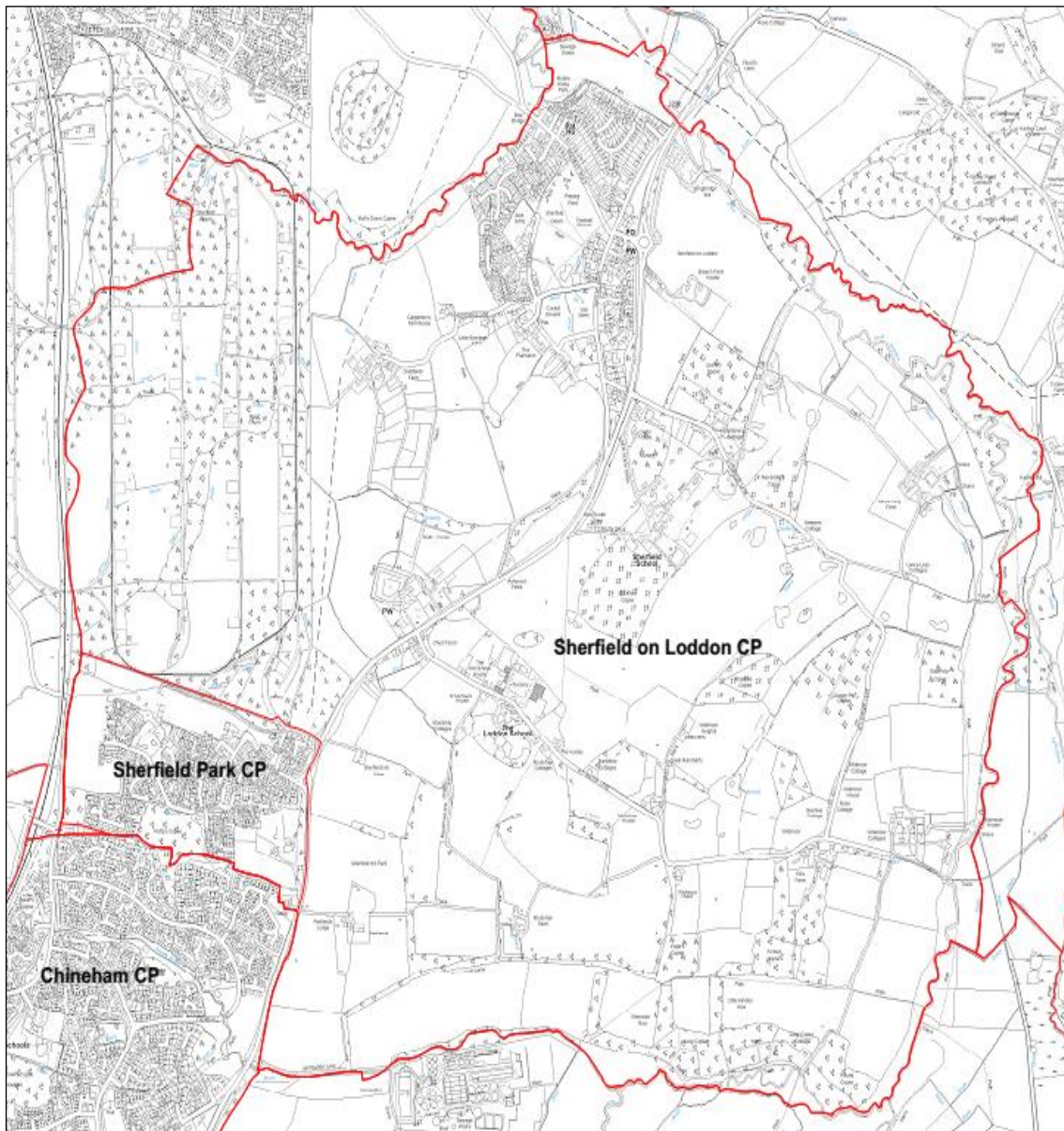


Figure 2-1 Map of Sherfield on Loddon Parish

Sherfield formed part of the manor of Odiham, but in the 12th century Henry II granted the Manor of Shirefield to his Marshall, William Fitz Aldelin. In 1838 the estate was purchased by the Duke of Wellington.

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- 2.1.2 The main part of the settlement of Sherfield on Loddon developed about one mile north of the original manor house which was situated beside the 14th century moat and the church. This area grew as a consequence of its proximity to the River Loddon which was used to provide power for mills. The first mention of a water mill is in 1316. Two water mills were recorded in 1332 and four in 1601. In the early 20th century, Longbridge Mill had one of the largest water wheels in Hampshire with a potential capacity to work four pairs of stones. This is now part of a restaurant which regularly gives milling demonstrations.
- 2.1.3 Until the 19th century, Sherfield on Loddon was well endowed with common grazing land. Hodgemoor, Little Wild Moor, The Whitmarsh, Boar Meadow and The Green totalled 46 hectares of rights to pasture and hay. Today, only The Green remains as open land and the right to graze animals was still exercised till the 1960s.
- 2.1.4 At the beginning of the 20th Century there were only about 40 homes encircling The Green. Others were scattered around the farms, the original Manor and Sherfield Court to the south.
- 2.1.5 From 1917 onwards, the development of the Ministry of Defence Major Ordnance Depot enclosed land on the western side of the Parish from Bramley and Sherfield Parishes for use as an ammunition depot. This became commonly known as Bramley Camp and increased employment opportunities for both Parishes. This MoD property is only accessed by authorised persons and plays little part in the life of the Parish. The number of personnel stationed at Bramley reached a peak in the 1960s, but has since declined. It is still an active military training facility.
- 2.1.6 The main village settlement lies around an area of informal green open space comprising about 14.5 hectares, called Sherfield Green and which is in a Conservation Area.
- 2.1.7 South east of the main village settlement and adjacent to the church are the settlements of Church End and Wildmoor and further to the south is the recently completed development of Sherfield Park. This development built from 2004 – 2016 consists of about 750 dwellings which, following a Governance Review, has now separated to form the new Parish of Sherfield Park. The original village settlement together with the settlements of Church End and Wildmoor and lands to the south and east, are the designated area for this Neighbourhood Development Plan. (see Figure 2-1).
- 2.1.8 In the north of the Parish and on the east of the A33 is Sherfield School, a large, expanding independent school which occupies an extended Victorian country manor house. Beyond the school to the east lies Sherfield Oaks golf course. There is a school at Church End for children with special needs run by a charitable trust, the Loddon School Foundation.



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- 2.1.9 The Parish is well provided for in terms of facilities, with two pubs, a general store, a post office with cafe, a large Village Hall which hosts a daily playgroup, a garage, an estate agent, a golf course, a restaurant, two hairdressers, the church of St Leonard and a Baptist Chapel. The Village Green is a centre for wide ranging recreational activities including walking, riding and bird watching around its three ponds. Sport is catered for by football and cricket pitches with pavilions and tennis courts. Young people have a modern children's play area and a BMX track.
- 2.1.10 Near to the church, at the southern end of Wildmoor Lane, is a large garden centre with more small retail units and to the northern end of Wildmoor Lane just off the A33 a large country store. The rest of the Parish is used for arable farming, mixed woodland and water meadow.
- 2.1.11 The main north/south road, the A33, through Sherfield on Loddon was bypassed in 1974, to increase road capacity for the expansion of Basingstoke to the south and Reading to the north.
- 2.1.12 The southern boundary is now adjacent to the new Parish of Sherfield Park, but in the south east of the Parish, to the east of the A33 and within the Neighbourhood Area lies Redlands Farm and Redlands House, together they comprise a 9-hectare site which is allocated by policy SS3.7 of the local Plan for approximately 165 dwellings. As well as this site, there is a site known as East of Basingstoke extending from Redlands to Old Basing, which is partly within Sherfield on Loddon Parish and is allocated by policy SS3.9 of the Local Plan for approximately 450 dwellings within the plan period (2011-2029). The exact number of dwellings from the East of Basingstoke site to be delivered in the Parish has not yet been determined but could be as many as 200. Therefore, the small Parish of Sherfield on Loddon will be required under the Local Plan to absorb approximately 365 additional dwellings before 2029, which will result in a 50% increase in the total number of dwellings (736 dwellings (2011 Census)) in the Parish. Policy SS3.9 states that the East of Basingstoke site as defined on the Local Plan Policies Map has capacity for approximately 900 dwellings. A potential later phase for 450 dwellings may be delivered beyond the plan period.

2.2 THE NEIGHBOURHOOD DEVELOPMENT PLAN

- 2.2.1 In October 2012 the Parish Council resolved to prepare a Neighbourhood Development Plan. The purpose of the Neighbourhood Development Plan is to guide future development in order to ensure the best possible outcomes for the Parish as a whole. Sherfield on Loddon, like many rural areas, is subject to increasing pressure to receive development and the Parish Council wants to ensure that any proposed development is of an appropriate scale and nature and would benefit the community. In surveys for this document, local residents have demonstrated a clear preference to protect the countryside surrounding and through the Parish and to maintain the Strategic Gap identified in the Local Plan in order to maintain separation from other communities.

Sherfield on Loddon Neighbourhood Development Plan

2.2.2 The Neighbourhood Development Plan will, when made, form part of the Development Plan for the Parish and will be used by BDBC, as Local Planning Authority, to guide planning decisions in the Parish. The Neighbourhood Development Plan Area as defined by the revised Parish Boundary implemented in August 2015 is shown in Figure 2-1 as the red boundary line.

2.2.3 The Neighbourhood Development Planning (General) Regulations 2012 define the main stages that a Neighbourhood Development Plan must go through before it is voted on at the referendum.

2.2.4 Neighbourhood Development Plans must be based on relevant evidence about the neighbourhood development plan area (the Parish of Sherfield on Loddon) and must reflect the views of the local community. The Parish Council has therefore been careful to gather the necessary evidence to inform the Neighbourhood Development Plan and to underpin the policies in it. In addition, the Parish Council has made community engagement a priority throughout the process of preparing the Neighbourhood Development Plan.

2.2.5 Neighbourhood Development Plans are intended to be produced by local people for their own areas. Unlike national planning policy, or local planning policy, a Neighbourhood Development Plan must be the subject of a referendum by residents of the area covered by the Neighbourhood Development Plan.

2.2.6 The Sherfield on Loddon Neighbourhood Development Plan when made following a successful referendum, will, along with the adopted Local Plan, guide planning decisions in the Parish up to 2029.

2.2.7 A summary of the main stages in preparing the Sherfield on Loddon Neighbourhood Development Plan are shown in Figure 2-2 below.

2.3 THE SCOPE OF THE NEIGHBOURHOOD DEVELOPMENT PLAN

2.3.1 Neighbourhood Planning gives communities the ability to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Neighbourhood plans must be in line with government legislation and guidance. All Neighbourhood Development Plans must satisfy four basic conditions, which are legal requirements. Neighbourhood Development Plans must

- have appropriate regard to the National Planning Policy Framework
- be in general conformity with local strategic policies
- contribute to the achievement of sustainable development, and
- be compatible with EU and human rights obligations.

2.3.2 A Basic Conditions Statement is a supporting document to this plan. (Annex F)

Sherfield on Loddon Neighbourhood Development Plan

2.3.3 The minimum level of growth in towns/villages is determined by the adopted Local Plan. In other words, the total numbers of new dwellings that will be built and the total area of land for new employment that will be developed are both provided by the local planning authority. Neighbourhood Development Plans can determine where these dwellings or business units will go, and they can allow a higher level of growth than the local planning authority requires.

2.3.4 The Sherfield on Loddon Neighbourhood Development Plan is part of the Development Plan for the Parish. It sits alongside the Local Plan prepared by the local planning authority and decisions on planning applications will be made using both the local Plan and Neighbourhood Development Plan, and any other material considerations. A Neighbourhood Development Plan supports the strategic development needs set out in the Local Plan and plans positively to support local development (as outlined in paragraph 16 of the NPPF). A Neighbourhood Development Plan addresses the development and use of land. Wider community aspirations than those relating to development and use of land can be included in a Neighbourhood Development Plan, but actions dealing with non-land use matters are clearly identifiable.

2.3.5 In producing this Neighbourhood Development Plan the Parish Council has sought to ensure that it is in general conformity with the strategic policies in the Local Plan 2011 – 2029 which was adopted in May 2016.

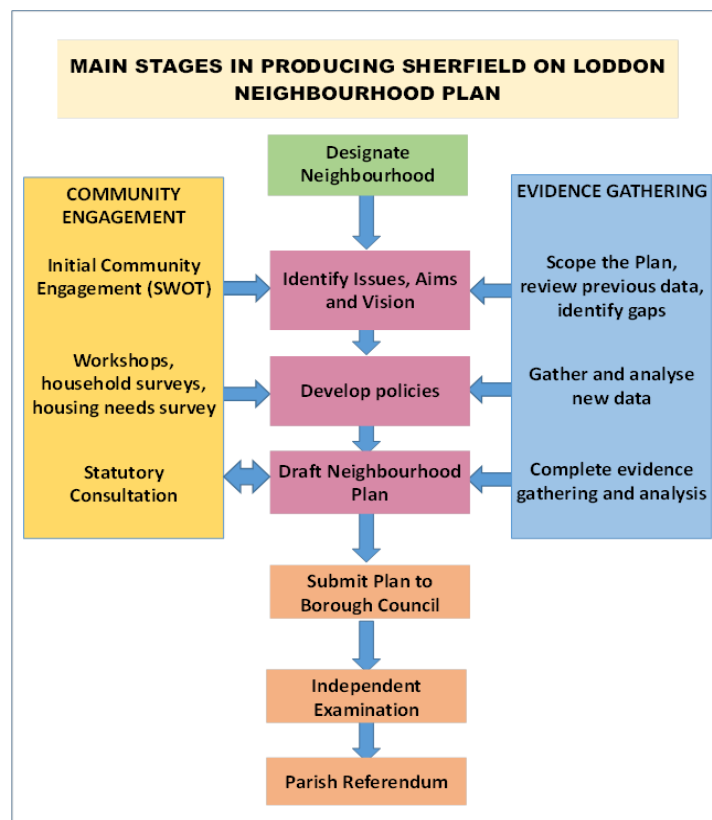


Figure 2-2 Neighbourhood Planning Process

3 ABOUT SHERFIELD ON LODDON

3.1 PARISH DEMOGRAPHICS

3.1.1 In 2011, based on the Census of that year, the current Parish had a population of 1,644 people and a total of 736 dwellings. Figure 3-1 shows the distribution of ages of residents of Sherfield on Loddon in 2014.

3.1.2 During the course of the plan period, 368 Sherfield on Loddon residents are likely to reach retirement age. This represents 23.3 % of the Sherfield on Loddon population, somewhat larger than the Borough figure of 18.7%.

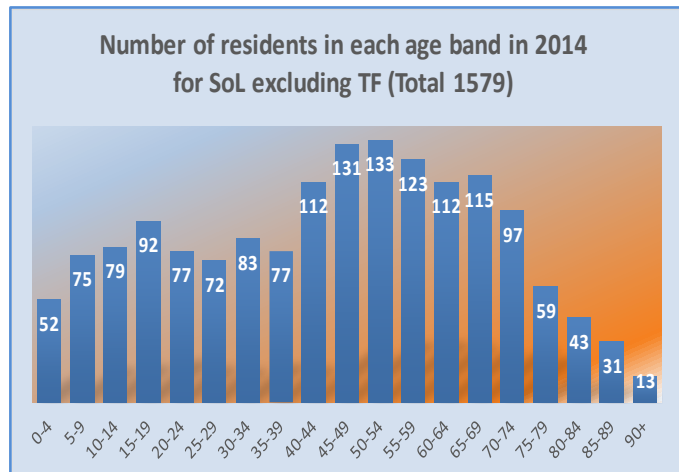


Figure 3-1 Distribution of Resident Ages in Sherfield on Loddon

3.1.3 The data shows that the parish has a balanced range of old and young with the percentage of those of economically active age being comparable with the Borough (to within 1%).

3.2 HOUSING NEED AND PROVISION

3.2.1 The full results of the Household Questionnaire are in Annex A. Where statistics are included below they are taken from the Hampshire County Council Small Area Population Forecasts (SAPF) or the 2011 Census unless an alternative source is quoted. All data has been adjusted to exclude Taylor’s Farm.

3.2.1 DWELLING SIZE AND TYPE

3.2.1.1 This section examines the current housing stock in the Parish and aligns it with the average household composition to begin to investigate potential need. Unless stated otherwise all statistics are taken from the 2011 census and exclude Taylor’s Farm. The Character Assessment gives full description of the types of dwellings in Annex C.

HOUSE TYPE

3.2.1.2 The largest number of homes in the Parish (40% and 280 in total) was detached properties, followed by semi-detached (24% and 183 in total) and then terraced properties (21% and 158 in total). There are only a limited number of flats, bedsits or maisonettes in the parish (18% and 140 across all categories); traditionally this is the type of more affordable and smaller accommodation occupied by elderly residents. A

Sherfield on Loddon Neighbourhood Development Plan

breakdown of Sherfield on Loddon homes by type surveyed in the 2011 census is shown in Figure 3-2.

3.2.1.3

The proportion of 1 and 2 bedroom properties in the Parish is very similar to the Borough distribution at about 9% for 1 bedroom houses and 22% for 2 bedroom houses. However, the proportion of 3 bedroom properties, traditionally the size of home expected to be purchased by young and growing families, is lower in Sherfield on Loddon Parish (35.5%) than in the Borough (42.6%). On the other hand, for larger houses the situation is reversed with 33.8% of all properties in the Parish having 4 bedrooms or more, compared with only 25.9% across the Borough.

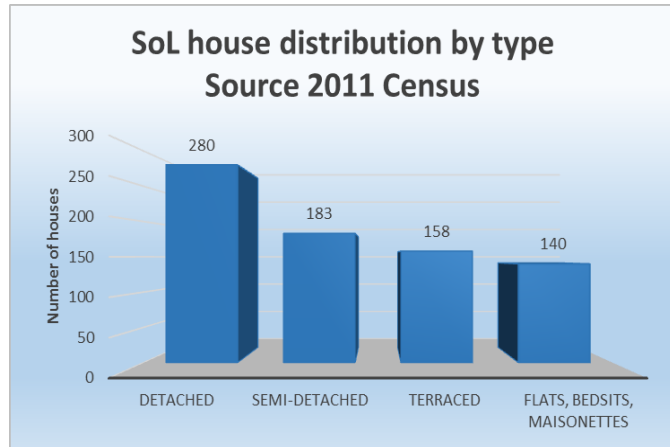


Figure 3-2 SoL House Distribution by Type

CONCLUSIONS FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

3.2.1.4

The dwelling stock in Sherfield on Loddon embraces the full range of property that includes detached, semi-detached, flats and maisonettes having from 1 to 5 bedrooms. The single largest group at nearly 40% is detached houses, with semi-detached making up a quarter. In comparison with the Borough, Sherfield on Loddon has a higher proportion of dwellings with 4 or more bedrooms, i.e. 34% compared with 26% for the Borough, while having a smaller proportion of 3 bedroom dwellings, i.e. 35.5% compared with 42.6%.

3.2.2 HOUSEHOLD OCCUPANCY

3.2.2.1

The 2011 census data illustrated in Figure 3-3 shows that 50% (362) of the households in Sherfield on Loddon have an occupancy rating of +2, i.e. they have 2 bedrooms more than their requirements, while 34% (242) have an occupancy rating of +1, i.e. they have 1 bedroom more than their requirements.

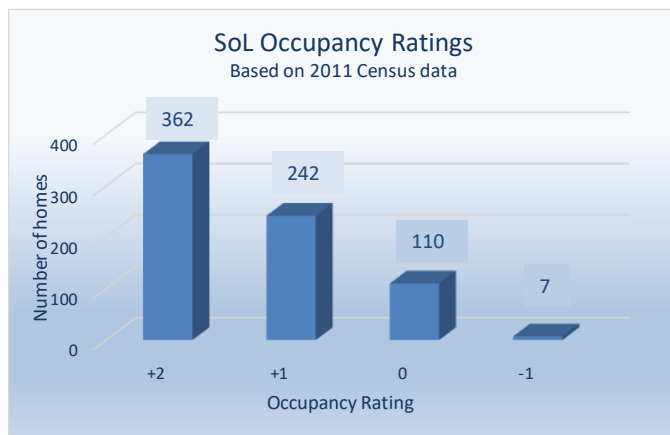


Figure 3-3 SoL Occupancy Ratings

Sherfield on Loddon Neighbourhood Development Plan

CONCLUSIONS FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

3.2.2.2 The 2011 Census Data illustrates that 84% of the Sherfield on Loddon households have 1 or more bedrooms more than their requirements which indicates that the majority of the 4 and 5 bedroom dwellings must have 1 or 2 spare bedrooms. This supports the view that there are a number of residents who might downsize if suitable smaller dwellings in the Parish were available.

3.2.3 HOUSING NEED

3.2.3.1 “Establishing future need for housing is not an exact science and no single approach will provide a definitive answer.” (Action Hampshire). This Neighbourhood Development Plan has drawn upon 3 main sources to inform the future housing needs of the Parish:

- An independent housing needs survey by Action Hampshire
- Borough Council housing waiting list data
- The Parish wide Household Questionnaire (HQ)

These sources are addressed in turn below.

HOUSING NEED FROM ACTION HAMPSHIRE HOUSING SURVEY REPORT

3.2.3.2 Action Hampshire was commissioned in May 2015 by Sherfield on Loddon Parish Council to carry out an independent housing need survey, using grant funding from Locality. The aim of the survey was to determine whether or not local people have a need for additional affordable and/or open market housing in the Neighbourhood Development Plan area of Sherfield on Loddon. The full survey report is included in the supporting document pack as Annex B; the key points of the survey are listed below.

- 690 households were sent the survey, 298 responded (43%)
- More than 80% of respondents own their property.
- 15% of respondents said that they would like to move within Sherfield on Loddon, the most cited reasons were because they wanted a smaller house and garden, followed by a larger house and garden
- 56 persons said they or a family member or friend would like a new home in the next 3 years.
- Preferred size of accommodation was 2-bedrooms (27 persons), 3-bedrooms (9 persons), and 1 bedroom (8 persons)
- 35 persons wanted to purchase a house; 14 persons wanted to rent from a social landlord
- 38 persons thought there is a lack of suitable housing in the parish to meet their needs.

Sherfield on Loddon Neighbourhood Development Plan

3.2.3.3 The detailed breakdown of housing needs determined in the report is shown in the Table 3-1 Housing needs

	1 bed	2 bed	3 bed	4 bed	TOTAL
Market	9	18	5	5	37
Affordable	7	3	0	1	11
ALL	16	21	5	6	48

Table 3-1 Housing needs

CONCLUSIONS FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

3.2.3.4 Thus, the evidenced total demand is for approximately 48 units of housing, the majority of which (77%) are one and two bedroomed properties. The largest single reason for wanting to move house was to 'downsize', which suggests that the evidenced need for 3 or 4 bed properties (11 in total) could be met by 'downsizers' vacating the larger properties which results in a net need for 37 houses having 1 or 2 bedrooms.

NEED THROUGH BDBC HOUSING LIST

3.2.3.5 In October 2016, the General Needs Applicants on the BDBC Housing Register for Sherfield on Loddon were:

7 x 1 bedroom 1 x 2 bedroom
 Transfer Applicants
 2 x 1 bedroom 1 x 2 bedroom 2 x 3 bedroom

CONCLUSIONS FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

3.2.3.6 Current needs are likely to be easily catered for by the Redlands and East of Basingstoke developments.

NEED FROM HOUSEHOLD QUESTIONNAIRE

3.2.3.7 In question 2b of the household questionnaire, respondents were asked to indicate their "1st" and "2nd" choice to indicate who should be the top 2 priority occupants of any new homes. The

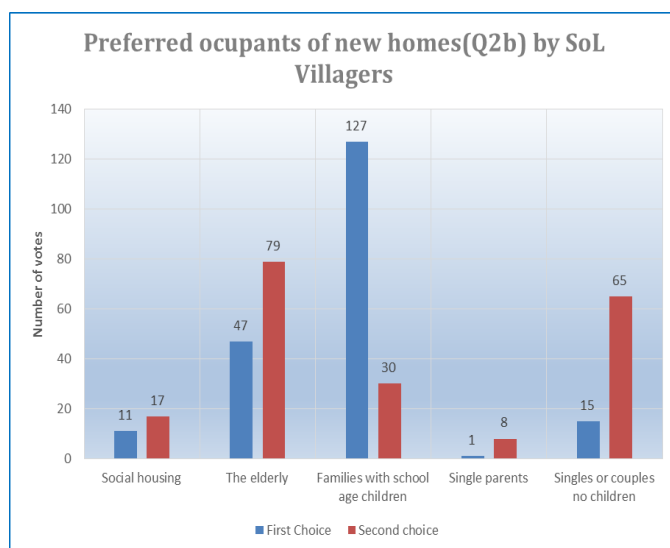


Figure 3-4 SoL Villagers' preferred occupants of new homes

results are shown in Figure 3-4.

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- 3.2.3.8 Families with School Age Children were the most popular first choice preference for new homes; the Elderly was the second most popular first choice. Singles or Couples with No Children was popular as a second choice although the top second choice was homes for the Elderly. These choices indicate a preference for smaller homes, i.e. 3 bedrooms and below.

3.2.4 DELIVERY OF HOUSING

HISTORICAL RECORD AND GENERAL SITUATION

- 3.2.4.1 During the 10-year monitoring period 2004-2014 (see Annex C, Character Assessment) there was a net increase in dwelling provision in the Parish (excluding Taylor's Farm) of 23. Of the dwellings built between 2004 and 2014, 4 were 1-bedroom, 13 were 2-bedroom, 6 were 3-bedroom (although this only represents a net gain of 3 units because of the loss of 4 staff units at Sherfield School), 4 were 4-bedroom (net gain of 2 units) and one was a 5-bedroom property.



Photograph iv Hams Corner



Photograph iii Breach Gardens

Sherfield on Loddon Neighbourhood Development Plan

3.2.5 APPROACH TO FUTURE DELIVERY

LOCAL PLAN HOUSING REQUIREMENT FOR SHERFIELD ON LODDON

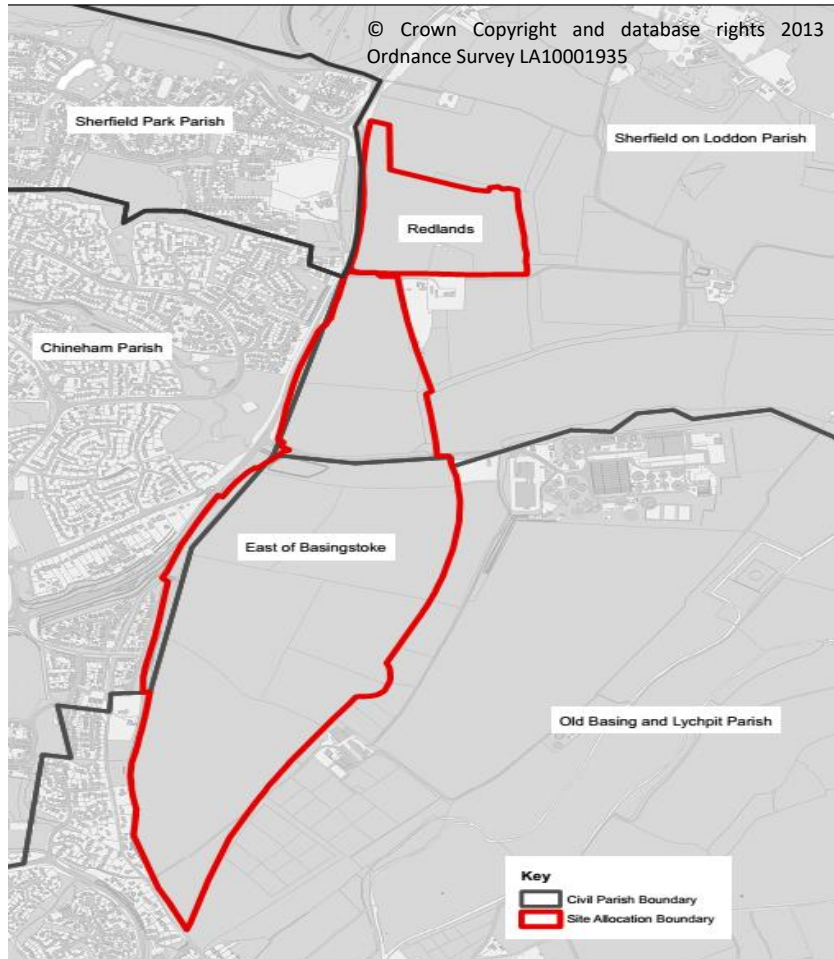


Figure 3-5 Local Plan allocated housing sites Policies SS3.7 and SS3.9

- 3.2.5.1 The adopted Local Plan allocates 12 housing sites across the Borough, of which two are wholly or partly in the Sherfield on Loddon Neighbourhood Development Plan area. One of these, a 9 hectare site in the south of the Parish and to the east of the A33 called Redlands, Policy SS3.7, is wholly in the Sherfield on Loddon Neighbourhood Development Plan Area and is allocated for approximately 165 dwellings. East of Basingstoke (Policy SS3.9) is partly in the south east of the Parish and extends into Old Basing and Lychpit Parish and is allocated for approximately 450 dwellings. The exact number of dwellings from the East of Basingstoke site to be delivered within the Parish has not yet been determined but could be as many as 200.
- 3.2.5.2 The net requirement for homes indicated by the Action Hampshire Housing Survey Report (37 houses see Table 6-1) is thus satisfied by the Local Plan housing sites allocated wholly or partly within Sherfield on Loddon Parish. What is important for all these homes is to get the right balance of house sizes, styles and tenures through a set of appropriate Policies. (See section 6.3 on page 41).

Sherfield on Loddon Neighbourhood Development Plan

3.2.5.3 The Local Plan also requires (Policy SS5 - Neighbourhood Planning) that a further 150 homes will need to be identified across the Borough over and above those allocated to named sites and to satisfy this requirement it will be necessary to identify sites/opportunities to deliver at least 10 homes in and around each of the settlements with Settlement Policy Boundaries. Sherfield on Loddon is required to accept applications for at least 10 homes on one site within the Sherfield on Loddon Settlement Policy Boundary or at least 10 homes on land adjacent to the Settlement Policy Boundary that could also be on 2 sites each of 5 homes.

CONCLUSIONS FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

3.2.5.4 In summary, there appears to be a need for two types of property in the Parish – smaller 1 or 2-bedroom accommodation for older persons and additional 3-bedroom mid-market properties to allow new families currently in some of the smaller properties to grow.

3.2.5.5 The evidenced demand revealed in the Action Hampshire Housing Survey Report appears to be a product of:

- a low turnover of relatively large expensive open market housing in the parish many of which have 1 or 2 bedrooms more than their requirements
- a lack of smaller properties for people starting a home, or wishing to downsize
- a lack of smaller properties suitable for those with disability, health or access issues
- a lack of smaller properties available for rent
- a lack of smaller affordable homes

3.2.5.6 The Housing Survey Report demonstrated a demand for 48 homes (all types) while 11 of these are affordable homes, leaving a net demand from market housing of 37. This would be met by the developments at Redlands and East of Basingstoke.

3.3 RURAL ENVIRONMENT

3.3.1 The largest area of the Parish is rural. There are 3 rivers, agricultural land used for arable farming, mixed woodland and water meadows. The DEFRA Classification of Agricultural Land grades most of the agricultural land in the Parish as Good to Moderate.

3.3.2 There is a large Conservation Area which includes the majority of the main village settlement and extends to the east of the A33.

3.3.3 There is a network of footpaths throughout the Parish which extend to neighbouring areas.

3.4 BUILT ENVIRONMENT

- 3.4.1 The Parish of Sherfield on Loddon is situated on level land, rising gently to the South from Bow Brook and the River Loddon in the North. Farmland to the south overlooks the Parish. The trees and hedgerows in and around give some shelter to the Parish from the prevailing southerly winds. The Village Green is the main landscape feature of the main village settlement: it has a mature horse chestnut avenue on the northern side and the main village housing is built around it.
- 3.4.2 From the houses in the north there is a clear view across the low fields, on either side of the River Loddon. On the western edge of the Parish there are clear views uphill to Bullsdown Camp, the iron-age hill fort, which is situated in the adjacent parish of Bramley. All surface water drains to Bow Brook and the River Loddon. On occasions, both rivers rise over their banks, and localised flooding occurs.
- 3.4.3 The Sherfield on Loddon Conservation Area Appraisal map shows some 40 listed buildings and 17 other notable buildings in the Conservation Area. One important aspect of the appearance of the Conservation Area is derived from the grouping of varied building types enclosing the oval shaped Village Green. These date mainly from the 18th and 19th centuries, but are punctuated by individual buildings of earlier date. The cohesive arrangement of these buildings defines the 14.5 hectare Village Green, which has particular significance as the only remaining open land, out of 46 hectares of common land that existed until the end of the 19th century. Included within the Conservation Area boundary, to the west of the Reading Road are Goddards Lane and Carpenters Farmhouse. To the east of Reading Road, two outlying historic farmsteads, a historic mill complex and a few other buildings, remote from the village centre, along with the surrounding open land and woodland are within the Conservation Area boundary.
- 3.4.4 Buildings in the Conservation Area are of a domestic scale and the village is characterised by its simple vernacular architecture. The prevalent traditional building materials are timber-frame with red brick infill, red brick in Flemish and English bond and painted brick. Roofing materials include red clay tile, slate and thatch. Both casement and sash windows are common, and many older buildings have large central or end chimney-stacks.
- 3.4.5 A detailed Character Assessment of the Parish is included in the supporting document pack as Annex C; however, it is summarised briefly in the following paragraphs.
- 3.4.6 Because Sherfield on Loddon has been in existence since the 12th century, its architecture is extremely mixed. New building was mostly limited to infill of one or two individual properties in amongst existing dwellings. Thus you can find a Victorian cottage next to a 1960s bungalow, a 16th century timber-framed cottage next to 1950s semis, an Edwardian house sandwiched between two 20th century bungalows and 21st century terraced houses next to a 20th century Baptist chapel. Whilst this may

not be 'chocolate box' pretty, it tells the story of the Parish in the most interesting way. In the 1970s, in common with many other places in Britain, a large new development of 268 houses was built along the north and north western edge of the village. The design of these areas bore no relation to the 'old' village. As a result, these streets have an atmosphere and feel of their own; most are built around cul-de-sacs and so there is only light, local traffic; the style, size and shape of the buildings, the materials used and plot sizes are all similar and create a clear identity which is different to anywhere else in the Parish. Since the 1970s, development within the main village settlement has been small-scale and the architecture more varied and sympathetic.

3.5 TRANSPORT, TRAFFIC AND TRAVEL

3.5.1 Surveys of residents carried out as part of the preparatory work for this plan revealed that traffic and traffic management form a significant area of concern for the majority of people. A detailed analysis of these issues is contained in Annex D (Road Safety and Traffic Issues) which also sets out proposals to improve road safety for the Parish Council to take to the appropriate authorities.

3.5.1 SUMMARY OF TRAFFIC ISSUES

3.5.1.1 Sherfield on Loddon Parish is served by two principal roads.

- 1) The A33 road which runs north-south and links Basingstoke (and the M3) with Reading (and the M4). The A33 runs as a bypass around the main village settlement but there is access at either end. There is a constant stream of traffic on the A33 in both directions during peak periods of the day. However, the traffic flow in both directions is high throughout the day (See HCC hourly traffic volume data in Annex D Fig 1-2) and so queues frequently form at any time throughout the day when anything interrupts the flow of traffic and when any incidences occur causing hold-ups and tail-backs at any other times of the day.
- 2) The C32, classified as 'a minor road', but is a strategic east-west link between the A33 and the western fringe of Basingstoke via the village of Bramley. Recent and current housing development in this area has greatly expanded the volume of traffic including HGVs, with the prospect of further increase in traffic as more homes are built in the area.

3.5.1.2 Both these routes have been identified by residents as hazards for pedestrians walking alongside and crossing with regard to speeding and congestion.

3.5.1.3 Within the main village settlement there is concern about the danger to pedestrians from:

- a) the speed of through traffic which uses the village centre as a rat run to and from Bramley and

- b) crossing at the main cross roads adjacent to the Post Office and
- c) crossing the C32 to and from the residential areas and the Village Green and football pitches, and
- d) crossing the road outside the “Shop”, hairdresser, Village Hall/Playgroup, village pubs and
- e) insufficient car parking.
- f) Wildmoor Lane

This road links to the A33 at two junctions, both of which are considered highly dangerous by residents and this is supported by the police accident statistics (See Annex D, Section 2.1.1.1). The southern junction at Church End is opposite the church and an access to the garden centre and business area and Loddon School. The northern junction is used by traffic leaving the fast expanding Sherfield School, the country store and golf course.

3.6 EMPLOYMENT AND THE ECONOMY

3.6.1 A list of Limited and Sole Trader companies within the amended Neighbourhood Development Plan area was drawn up for a Business Survey. This had 52 companies on the list, but only 17 of them, retail outlets, were visible in the community, the remainder were either based outside the Sherfield on Loddon Neighbourhood Development Plan area or were located in resident’s homes.

3.6.2 The retail outlets provide a valuable service to the community and some of them, such as the pubs and general store, serve a much wider community. Neither the parish wide questionnaire nor the business survey revealed any requests for additional business facilities or have any criticism of the current business environment.



Photograph v Four Horseshoes Public House

4 COMMUNITY ENGAGEMENT

4.1 CONTEXT FOR CONSULTATION

- 4.1.1 Part of the purpose of a Neighbourhood Development Plan is to improve the opportunity for people to become involved in the planning of their area by making sure that local people are involved in creating the Plan and that their views are taken into account from the start and during its production.
- 4.1.2 The Parish Council understands the importance of involving the whole community in the preparation of its Neighbourhood Development Plan and that it has to receive a majority vote in the referendum. With this in mind, the Neighbourhood Development Plan Working Party was formed comprising a mix of Parish Councillors and residents. This working-group met together regularly and, when appropriate, with consultants to facilitate the smooth running of the process.
- 4.1.3 As well as the residents of Sherfield on Loddon, consultation has included the people who work regularly in the Parish and local businesses. The Parish Council also consulted with stakeholders, i.e. those people or organisations with a stake or interest in a particular issue because they will be directly affected by the outcome, have a technical or a professional interest.
- 4.1.4 Sherfield on Loddon Parish Council has chosen to produce a policy-led Neighbourhood Development Plan. Consequently, no sites for development have been allocated in the Plan.
- 4.1.5 The main steps in engaging with the parish community have been:
- An initial engagement through a SWOT analysis – see Section 5.4 below
 - Information sharing Open Days & Evenings in the Village Hall
 - Parish-wide Household Questionnaire – see Section 5.5 below
 - The Summary of the results from the Household Questionnaire were distributed to every household in the Parish.
 - Public Forum meetings
 - Face-to-face meetings with targeted community groups
 - Presentations at Annual Parish Meetings
 - Stall at annual Parish Summer Fetes
 - Stall at annual Sherfield Show
- 4.1.6 Details of interactions with the community including Community Groups, and the Local Business Community are included in a separate report, “Consultation events and Survey Results” which is in the supporting document Annex G. A summary of the results from these interactions are covered in the following paragraphs.

4.2 TARGET GROUPS

4.2.1 The Parish Council has sought to involve the following groups during the process of producing the Neighbourhood Development Plan:

- The local community, including young people, older people and people with disabilities
- The business community of the Parish of Sherfield on Loddon and the surrounding area
- Landowners and/or their agents, as appropriate
- Other groups and organisations within the Parish of Sherfield on Loddon.

4.3 METHODOLOGY

4.3.1 The Parish Council used a range of methods to communicate with local people and relevant bodies about the Neighbourhood Development Plan including

- Face-to-face interviews for SWOT analysis
- Parish-wide Household Questionnaire. A comprehensive questionnaire delivered to every household.
- The Summary of the results from the Household Questionnaire were distributed to every household in the Parish.
- Housing Survey Report conducted by Action Hampshire.
- Public Forum Meetings – Regular Open Public Forum meetings were held at the Village Hall where information was shared and opportunities provided for all residents to offer their help, ask questions, contribute ideas and take part in group discussions on all aspects of the process.
- Exhibitions and Events – use was made of existing and tailor-made events to present information and to provide opportunities for residents to ask questions and to provide verbal or written feedback on questionnaires, forms, discussion boards, etc.
- Printed material – Plain language was used as far as possible and efforts were made to avoid jargon and to explain technical terms. Printed material was available from the Parish Council, was sometimes hand-delivered, but was posted where the Council considered this to be appropriate. Responses were invited by paper copy and via email.
- Newsletters – The Loddon Valley Link, the Church and Village magazine for Sherfield on Loddon, which is delivered free of charge to every household in the Parish, has included regular updates, progress reports and invitations to events.
- Website – Information was made available on the Parish Council’s website www.sherfieldonloddon-pc.gov.uk.
- Advertising and Press Releases – This included local newspapers and the Loddon Valley Link. Notices were also displayed at the Village Hall and on the 2 Parish

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Council noticeboards in the Parish. Social Media and email was used responsibly to inform residents about upcoming events.

- A Closed Group Facebook site for interaction on Neighbourhood Development Plan matters.

4.3.2 The Neighbourhood Plan Working Party members and all Parish Councillors had an important role to play both in expressing the concerns of residents and interested parties and in the distribution of information to their community. Parish Council meetings and NPWP meetings have been open to the public, who were welcome to attend to observe and to scrutinise the on-going work directly.

4.3.3 The Parish Council paid for events at the Village Hall and Breach Lane Chapel, which are readily accessible to people living in the Parish. Events were held at times that allowed the maximum number of people to attend.

4.4 INITIAL SWOT CONSULTATION WITH PARISH RESIDENTS

4.4.1 Following the decision of the Parish Council to prepare a Neighbourhood Development Plan (NDP) for the Parish, in December 2013 and January 2014, 71 households, a random one in 10 from every road within the Parish, were visited by a member of the NPWP. The adult residents were interviewed by means of a SWOT analysis method using a simple 4-square grid. The interviewees were asked to express their views on living in Sherfield on Loddon now and looking ahead under the four headings, Strengths, Weaknesses, Opportunities and Threats (SWOT). The summary of the SWOT Analysis is in the Key Conclusions. The full results of this analysis are in the Register of Consultation Events Annex G.

4.5 PARISH-WIDE HOUSEHOLD QUESTIONNAIRE

4.5.1 Following the initial consultation, it was agreed that a questionnaire should be prepared to invite all parish residents of voting age to provide their views on the future shape of the Parish. The questionnaire was guided by the initial consultation, but it was a more rigorous and systematic examination of Parish residents' views that was delivered to every household in the Parish. The questionnaire was designed to provide documented evidence of residents' views on existing features and characteristics of the Parish and on potential developments, new homes and additional facilities. The questionnaire was delivered with the March 2014 edition of the Loddon Valley Link (an online version was also available) and results were collected throughout March 2014.

4.5.2 The summary of the Household Questionnaire is in Annex G (Consultation Events and Survey Results). The full results of the questionnaire are in Annex A (Full results of Household Questionnaire).

4.6 CONSULTATION WITH LOCAL LANDOWNERS

4.6.1

In September 2015 letters were written to local landowners, the National Trust, MOD and Sherfield School asking them if they would like to be consulted and inviting any comments they wished to make. There was also an article printed in the October 2015 edition of the Loddon Valley Link inviting local landowners to make their views known also. Only two landowners responded saying they did not have any comments to make at this time



Photograph vi Open Land within the Parish

5 THE FUTURE OF SHERFIELD ON LODDON

5.1 KEY CONCLUSIONS

5.1.1

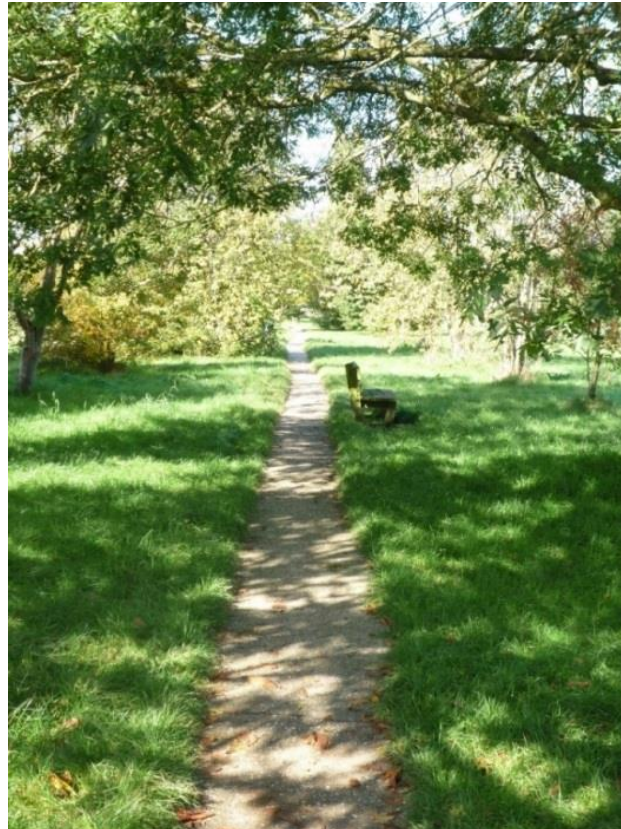
From the analysis of evidence and from the results of community engagement (the 10% SWOT Analysis and Parish-wide Household Questionnaire) the following main conclusions were identified, which the Sherfield on Loddon Neighbourhood Development Plan seeks to address.

		Evidence reference
A	There is a requirement to preserve the character of this historic Parish.	HQ q.1 SWOT
B	There is a requirement to preserve, maintain and enhance the highly valued Village Green.	HQ q.1 SWOT
C	There is a requirement to protect and enhance the Conservation Area.	HQ q.1 SWOT
D	There is a requirement to protect the open green spaces which separate the Parish from neighbouring local settlements.	HQ q.1, q.3
E	Community facilities which are highly valued such as the Village Hall, sports facilities and play areas should be maintained and improved.	HG q.4 SWOT
F	There is a need for some small housing units to allow residents to downsize. The proportion of 3 bedroom properties is less than in Basingstoke.	Action Hants survey
G	Sherfield on Loddon Parish is to be the subject of large scale development in the south of the Parish in compliance with the Local Plan. There is a need to integrate this development into the Parish through good design and to develop the current inadequate infrastructure to enable this.	BDBC Local Plan
H	There is concern that increased housing in Sherfield on Loddon and Bramley Parishes will overload water and sewerage facilities.	HQ q.9
I	It is important to maintain the Settlement Policy Boundary to limit inappropriate development.	HQ q.1 SWOT
J	It will be necessary to allow limited development within or adjacent to the Settlement Policy Boundary to comply with the 10 dwelling requirement in the Local Plan (SS5)	BDBC Local Plan
K	Local public transport links to and from the Parish and key destinations such as surgeries, the hospital, Basingstoke and Reading centres are inadequate with consequent reliance on cars and should be improved.	HQ q.6 SWOT
L	There is a need for additional car parking to reduce on-street parking on Old Reading Road and Goddards Lane.	HQ q.6

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M	Attention should be given to improving footpaths and developing safe cycle paths to assist movement, leisure and integration.	HQ q.6
N	Traffic within the Parish needs to be managed to improve road safety especially for pedestrians by reducing traffic speeds and flows.	HQ q.6
O	There is a need for improvements to the A33 to reduce travel delays, traffic noise, pollution and to increase safety.	HQ q.9 SWOT
P	There is concern that traffic flow through Sherfield on Loddon to and from the A33 will increase through new residential developments in Bramley Parish.	HQ q.9 SWOT
Q	Access and safety at both Wildmoor junctions, especially at Church End should be addressed.	HQ q.9
R	Encouragement should be given to small businesses to thrive and improve.	HQ q.7 SWOT

Table 5-1 Key Conclusions



Photograph vii Path across Village Green

5.2 A VISION FOR SHERFIELD ON LODDON

- 5.2.1 The overall purpose of the Neighbourhood Development Plan is to safeguard the distinctive character and attributes of the Parish, whilst enabling the parish to grow, maintain a healthy rural economy and change in tune with the shared values of residents.

VISION STATEMENT

In 2029 Sherfield on Loddon will continue to be an attractive historic Parish with the Village Green at its centre, surrounded by open countryside and with a range of good quality housing, recreational and other facilities that meet the needs of local people while maintaining a cohesive and integrated rural community.

5.3 SHERFIELD ON LODDON STRATEGIC AIMS (SSAs)

- 5.3.1 The Neighbourhood Development Plan's Strategic Aims are derived from the main conclusions which the Parish faces, which have been identified through community engagement

Sherfield on Loddon Strategic Aim 1 (SSA1):
To protect and enhance the natural environment of the Parish and maintain its rural character and separation from nearby communities.

- 5.3.2 SSA1 seeks to ensure that the attractive rural character of Sherfield on Loddon and surrounding countryside is preserved and, where opportunities arise, is improved. It addresses Key Conclusions A, B, C, D.

Sherfield on Loddon Strategic Aim 2 (SSA2):
To preserve the historic character of the Parish and to enhance the quality of the built environment.

- 5.3.3 The purpose of SSA2 is to protect the historic environment of Sherfield on Loddon Parish and to ensure that any new development is built to a good quality design standard. It deals with Key Conclusions A, C, G, I.

Sherfield on Loddon Strategic Aim 3 (SSA3):
To protect and enhance open green spaces and recreational facilities within the Parish and to provide good access to these amenities.

- 5.3.4 The purpose of SSA3 is to ensure that open green space and open countryside is protected and available for recreational use. It deals with Key Conclusions B, C, D, E, M.

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Sherfield on Loddon Strategic Aim 4 (SSA4):

To support housing developments in accordance with the Local Plan policies and the needs of all sectors of the community.

- 5.3.5 The purpose of SSA4 is to support housing developments in accordance with the Local Plan policies but require them to be proportionate to the scale, responsive to the needs of the parish, as well as making provision for the kind of housing that is needed within the Parish. It deals with Key Conclusions F, G, J.

Sherfield on Loddon Strategic Aim 5 (SSA5):

To require that new development is designed to ensure Sherfield on Loddon continues to be a sustainable settlement.

- 5.3.6 SSA5 seeks to require that any new development is designed to the best standards of design and takes every opportunity to contribute to the achievement of sustainable development whilst respecting the historic character and rural setting of the older settlements. It deals with Key Conclusions A, G.

Sherfield on Loddon Strategic Aim 6 (SSA6):

To require that the infrastructure within the Parish has the capacity to accommodate new development without adversely affecting the local environment.

- 5.3.7 The purpose of SSA6 is to ensure that local infrastructure is able to cope satisfactorily with any additional demands placed on it by new development. It deals with Key Conclusions H, K.

Sherfield on Loddon Strategic Aim 7 (SSA7):

To actively support measures for connectivity with new large scale developments at the south eastern end of the Parish with the rest of the Parish.

- 5.3.8 SSA7 promotes measures to encourage easier access and integration with the rest of the Parish and its facilities, through initiatives such as a footbridge across the A33 and to develop a safe and secure network of footpaths and cycle ways. It deals with Key Conclusions G, M.

Sherfield on Loddon Strategic Aim 8 (SSA8):

To support and improve local community facilities, such as local shops, leisure and recreational facilities.

- 5.3.9 SSA8 seeks to protect and where possible improve community facilities in the Parish. It deals with Key Conclusions B, C, E, L, M, R.

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Sherfield on Loddon Strategic Aim 9 (SAA9):

To support measures to improve road safety, reduce the speed and quantity of through traffic, and improve sustainable transport options such as cycle ways, bus services and the local footpath network.

- 5.3.10 Although highway matters are the responsibility of Hampshire County Council, SSA9 seeks to take opportunities to improve road safety and upgrade provision for the more sustainable forms of transport, when they arise. It deals with Key Conclusions K, M, N, O, P, Q.

Sherfield on Loddon Strategic Aim 10 (SAA10):

To support initiatives which meet the needs of the local economy and local business, and provide suitable new employment opportunities.

- 5.3.11 SSA10 seeks to sustain existing local small businesses and encourage new small business to become established, as part of a balanced development strategy for the Parish. It deals with Key Conclusion R.



Photograph viii Longbridge Mill, Simmons, The White Hart, House Twenty8

6 POLICIES FOR SHERFIELD ON LODDON

6.1 INTRODUCTION

- 6.1.1 The Parish Council decided to use a policy-led approach in the Neighbourhood Development Plan which would set out the principles for acceptable types, sizes and tenures of development that would guide the consideration of all future planning applications.
- 6.1.2 This would address individual concerns and should produce a more harmonious and less controversial process that will be more acceptable to the majority of residents and have a greater chance of success in the referendum.
- 6.1.3 The policies in the Neighbourhood Development Plan are based on evidence gathered from local surveys, official statistics and existing publications, and on the views, comments and ideas of the local community expressed in response to the various consultations carried out as the Neighbourhood Development Plan was being prepared.
- 6.1.4 The evidence underpinning the Neighbourhood Development Plan is summarised in Section 3 – About Sherfield on Loddon. The consultation process and the responses received from the local community and key stakeholders are summarised in Section 4 – Community Engagement. The summary of conclusions arising from the Community Engagement, the vision statement and Strategic Aims are contained in Section 5. The full report of community consultation events, activities and responses is included in the supporting document pack as Annex G (Consultation Events and Survey Results).
- 6.1.5 The policies for Sherfield on Loddon have been prepared so as to satisfy the legal requirements for Neighbourhood Development Plans (the Basic Conditions).
- 6.1.6 The policies in this Neighbourhood Development Plan seek to deliver the aspirations and needs of the local community within the framework set by the overarching legal requirements for neighbourhood development plans
- 6.1.7 The Neighbourhood Development Plan should be read as a whole. Proposals will be determined against all relevant policies.

6.2 POLICIES FOR HOUSING

- 6.2.1 The Parish of Sherfield of Loddon is scheduled to receive substantial additional housing developments under the BDBC Local Plan 2011-2029, in terms of two Local Plan allocated housing sites wholly or partly within the Parish. (Figure 3-5 on page 21)

Sherfield on Loddon Neighbourhood Development Plan

- 6.2.2 The first of these allocations is for a 9 hectare site in the south of Sherfield on Loddon Parish and to the east of the A33 called Redlands, (Policy SS3.7), for approximately 165 dwellings.
- 6.2.3 The second is the East of Basingstoke site, (Policy SS3.9) which stretches from the Redlands site to Old Basing and lies partly within the Parish, is allocated for approximately 450 dwellings. The exact number of dwelling from the East of Basingstoke site to be delivered in the Parish has not yet been determined but could be as many as 200. The area within the Parish is 12.65 hectares.
- 6.2.4 The Local Plan also requires (Policy SS5 - Neighbourhood Planning) that a further 150 homes will need to be identified across the Borough over and above those allocated to named sites and to satisfy this requirement it will be necessary to identify sites/opportunities to deliver at least 10 homes in and around each of the settlements with Settlement Policy Boundaries. Sherfield on Loddon is required to accept applications for at least 10 homes on one site inside the Settlement Policy Boundary or at least 10 homes on land adjacent to the Settlement Policy Boundary that could also be on 2 sites of 5 homes.
- 6.2.5 The net requirement for homes within the Parish indicated by the Action Hampshire Housing Survey Report (37 homes see Table 6-1) could be satisfied within the Local Plan allocated housing sites that are wholly or partly within the Parish and so no special provision for these is needed.
- 6.2.6 This Neighbourhood Development Plan stresses the importance to the Parish of obtaining the right balance of house sizes, styles and tenures in the above developments through a set of appropriate Policies described below.
- 6.2.7 The Settlement Policy Boundary for Sherfield on Loddon is shown in Figure 6-1 below. Sites outside the Settlement Policy Boundary are considered to lie in the countryside. Proposals for new housing development in the Parish, both within and outside the Settlement Boundary, must comply with all relevant policies in this Neighbourhood Development Plan.
- 6.2.8 The BDBC Local Plan has a Strategic Gap policy, (Policy EM2 - Strategic Gaps), which states that in order to prevent coalescence of built up areas and to maintain the separate identity of settlements, the generally open and undeveloped nature of the following gap will be protected between Basingstoke/Chineham and Bramley/Sherfield on Loddon as shown in Figure 6-2 below. It states that development in gaps will only be permitted where it would not diminish the physical and/or visual separation, it would not compromise the integrity of the gap either individually or cumulatively with other existing or proposed development or it is proposed through a NDP or Neighbourhood Development Order, including Community Right to Build Orders.

Sherfield on Loddon Neighbourhood Development Plan

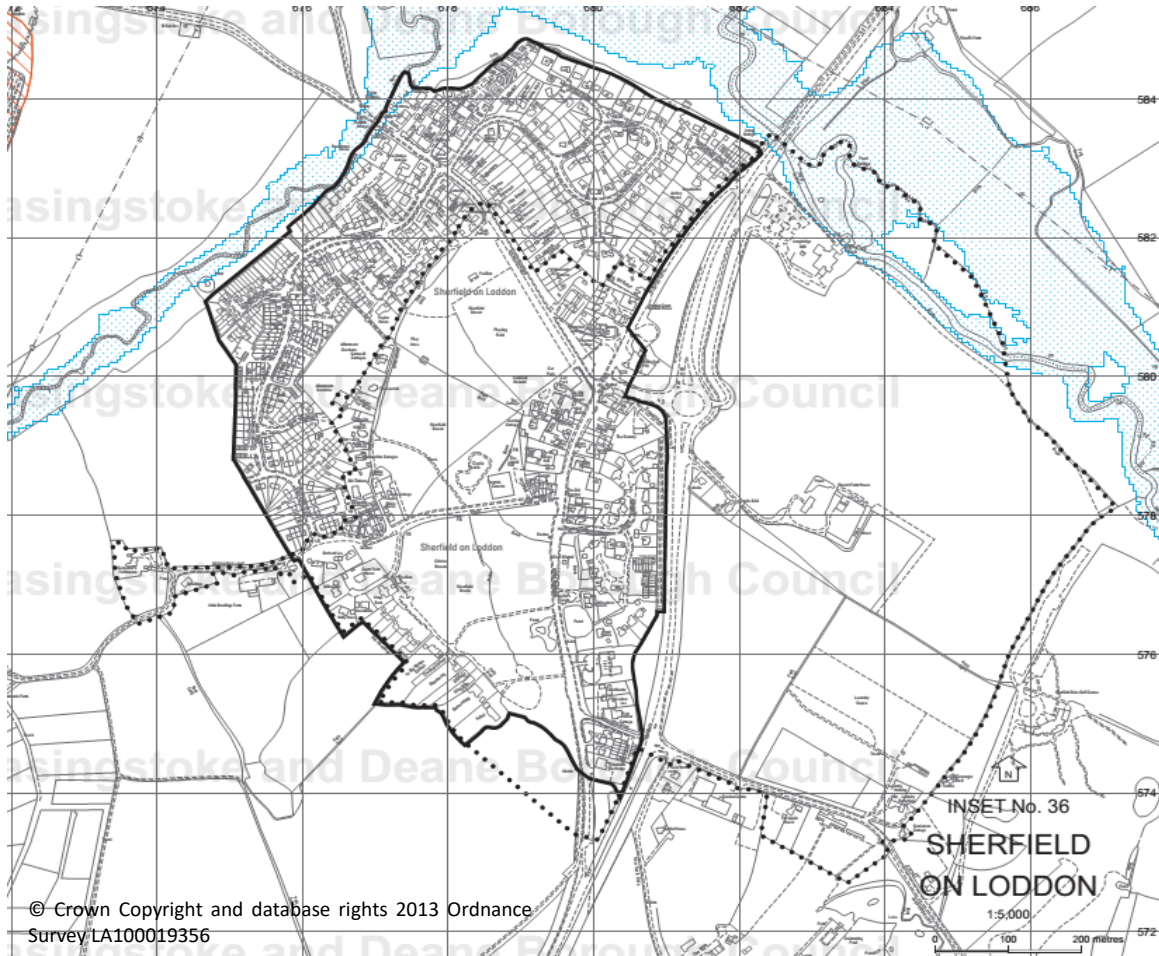


Figure 6-1 Settlement Policy Boundary

Sherfield on Loddon Neighbourhood Development Plan

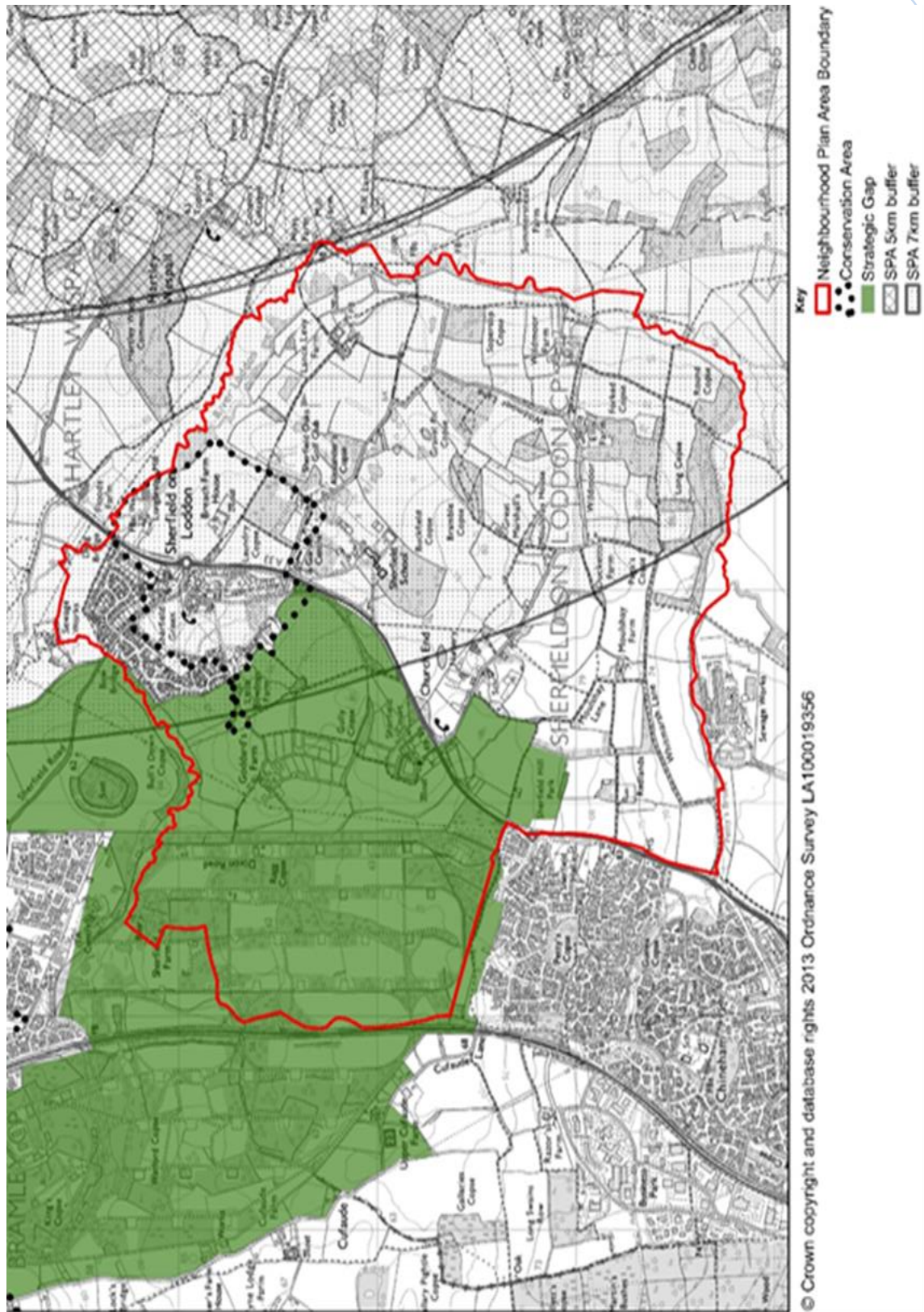


Figure 6-2 Strategic Gap

POLICY H1

POLICY H1: NEW HOUSING

Proposals for new housing will in principle be supported within the Settlement Policy Boundary and the use of brownfield sites will be especially welcomed.

6.2.9 Policy H1 is reflective of the position that there are no obvious greenfield sites suitable for housing development within the SPB. This is due to constraints such as the Conservation Area, protected green space and the lack of identifiable vacant land.

6.2.10 However, the policy supports the use of brownfield sites within the SPB, which could offer small housing developments to meet local needs and which could improve the appearance and distinctiveness of the location and its setting.

6.2.11 In the past 50 years, housing development within the SPB has been limited in terms of numbers and has been sustainable in terms of impact on facilities and infrastructure. This Plan seeks to continue this pattern.

POLICY H2

POLICY H2: NEW HOUSING TO MEET THE REQUIREMENT OF LOCAL PLAN POLICY SS5

The Parish Council will support appropriate proposals for new housing within or adjacent to the SPB which meets the requirements of Local Plan Policy SS5.

Once the requirement for Policy SS5 has been met, proposals for development outside the SPB will be subject to relevant Local Plan policies for new housing in the countryside.

6.2.12 The Parish Council accepts the requirement raised by Local Plan Policy SS5 but given the lack of obvious available sites within the SPB it may need to be met by a small-scale development adjacent to the SPB.

6.2.13 The Local Plan (2011-29) says that small residential developments of less than 10 dwellings (net gain of nine or less) within the defined SPB will not qualify towards the targets outlined in Local Plan Policy SS5. Outside of the SPB, developments of less than five dwellings (net gain of four or less) will not qualify.

6.2.14 The Plan does not envisage the need for further proposals once the Policy SS5 requirement has been satisfied since residents have made clear their wish to safeguard the rural character of the village and Parish.

POLICY H3

POLICY H3: PROVISION OF HOUSING TO MEET LOCAL NEEDS

All proposals for new housing developments within the Parish must demonstrate how the types of homes provided will contribute to a balanced mix of housing in Sherfield on Loddon Parish and meet the needs identified in the Action Hampshire Housing Needs Survey. In all new housing development providing affordable housing, the occupancy of all affordable homes will be prioritised for households with a local connection with the Parish of Sherfield on Loddon as defined by the BDBC Housing Allocations Scheme and any relevant planning policy guidance.

6.2.15 The purpose of Policy H3 is to ensure that new housing reflects the expressed needs of the local community (see results of Action Hampshire Housing Survey Report, Annex B). These have been identified as dwellings for smaller households, including provision of accessible purpose designed accommodation for older persons or one/two-bedroom accommodation for younger persons and small families. See Table 6-1 Housing needs below.

	1 bed	2 bed	3 bed	4 bed	TOTAL
Market	9	18	5	5	37
Affordable	7	3	0	1	11
ALL	16	21	5	6	48

Table 6-1 Housing needs

6.2.16 Policy H3 is based on the Action Hampshire Housing Survey Report (see Annex B) and the dwelling stock analysis from the 2011 census. The evidenced demand, demonstrated by the Housing Survey Report, is for approximately 48 units of housing, of which 32 market homes would have 3 bedrooms or under and 10 affordable homes would have 2 bedrooms or under. These could be satisfied within the Local Plan allocated housing sites that are wholly or partly within the Parish and so no special provision for these is needed.

6.2.17 National Planning Policy Framework says that the planning system should deliver a wide choice of high quality homes and that it should provide for a mix of housing types based on current and future demographic trends, market trends and the needs of different groups in the community (para 50).

6.2.18 The BDBC Local Plan Policy CN3 - Housing Mix for Market Housing, requires a range of house type and size to address local requirements and is appropriate to the size, location and characteristic of the site and to the established character and density of the neighbourhood.

6.3 POLICIES FOR DESIGN

- 6.3.1 Sherfield on Loddon is a historic settlement in attractive open countryside and the community responses to consultation were clear that this is a valued part of the special character of the Parish. It is therefore vitally important that new development is well designed so as to complement the local historic environment, to preserve and enhance the natural environment and the surrounding countryside, to protect and improve open green space and to provide a quality living environment for residents.
- 6.3.2 The Basingstoke and Deane Countryside Design Statement 2008 recognised that there has been some significant expansion of Sherfield on Loddon over the past 40 years. In general, the new developments have tended to ignore the traditional building materials, styles and layouts of the area and in some instances have detracted from the original character of the settlements, most notably, the area around the large Village Green with its surrounding and facing houses
- 6.3.3 The Sherfield on Loddon Character Assessment (Annex C) identifies several character areas in the Parish and describes their distinctive built and environmental character. In order to protect and enhance the rural character of Sherfield on Loddon it is important that the design of new development has regard to the character of the area in which, or adjacent to which, it is located. In this context it is important to note that good design is not about copying the style of neighbouring buildings, but making a creative response to the defined character of the adjacent area concerned and to provide a quality living environment for residents.

POLICY D1

POLICY D1: PRESERVING AND ENHANCING THE HISTORIC CHARACTER AND RURAL SETTING OF SHERFIELD ON LODDON

Development proposals must show how they would preserve, conserve or enhance the character area(s) with regard to:

- a) the scale and form of the development,
- b) the density of the development,
- c) the materials used in the development,
- d) the distinctive character of the open landscapes of the parish,
- e) the strategic views and vistas valued by the public as defined in Annex E and shown in Figure 6-3 below,
- f) the tree and hedgerow planting that reinforces and reflects local biodiversity in the parish,
- g) the local historic environment,
- h) the Conservation Area

Proposals should demonstrate that the design has sought to avoid harm to the significance of heritage assets and that any unavoidable harm that would result is clearly justified on the basis of public benefits that could not otherwise be delivered.

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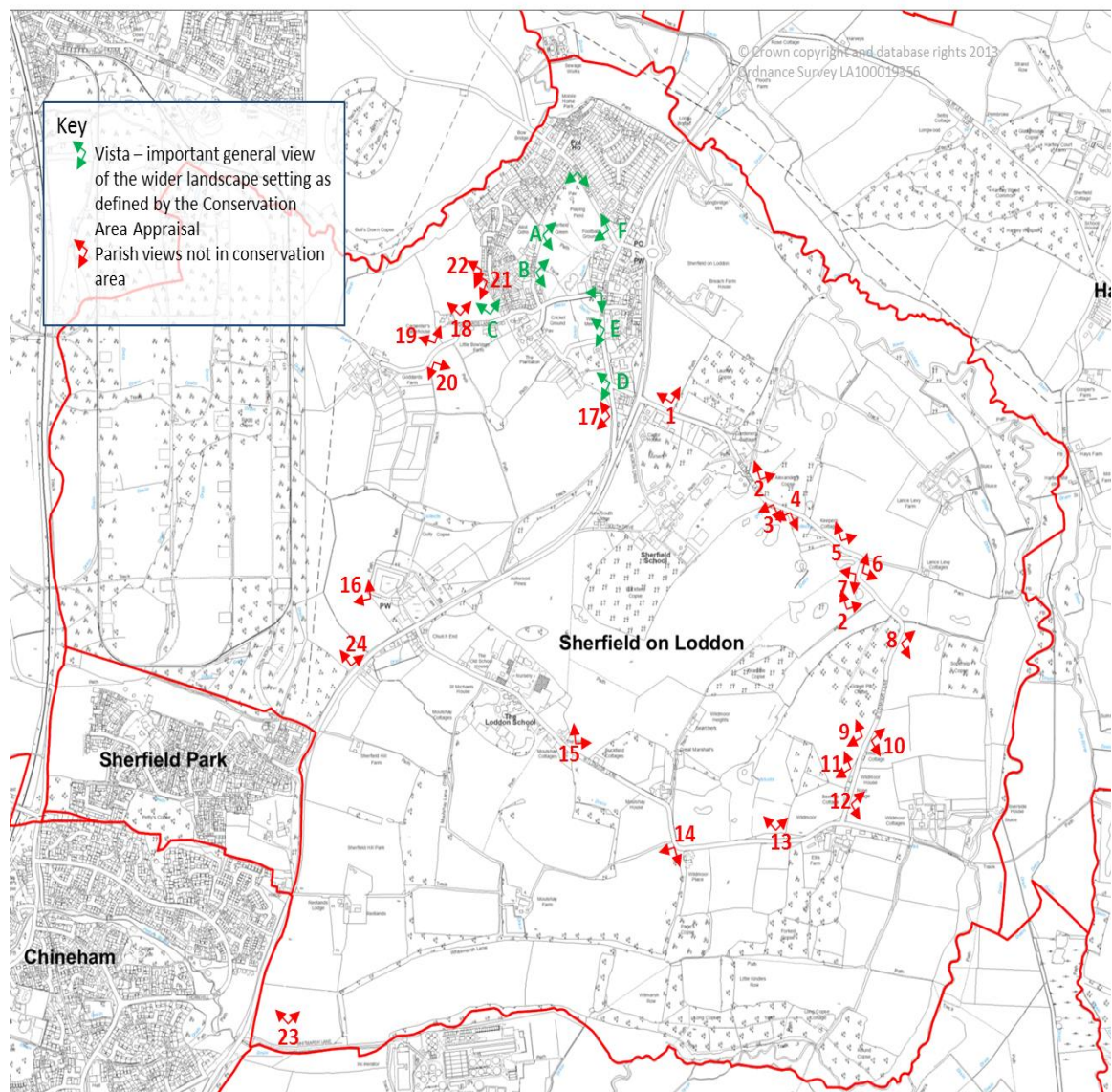


Figure 6-3 Strategic Views

- 6.3.4 The purpose of policy D1 is to ensure that new development serves to preserve and enhance the historic rural character of the Parish as a whole, not just the Conservation Area.
- 6.3.5 The National Planning Policy Framework recognises that good design is indivisible from good planning. Well-designed buildings and places improve the quality of people's lives and it is a core planning principle always to secure good design, particularly where a development is in an isolated location. Neighbourhood development plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

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6.3.6

The BDBC Local Plan provides a framework for securing good design in new development. It recognises the need to conserve and enhance the historic environment in the light of pressure for growth and change, and it promotes high quality and locally distinctive design which responds to the character of local areas. This is important not only in historic areas, but also in rural settings where the design of new buildings is vital in preserving the rural character of the area.



Photograph ix Poplar Close, Wessex Grange, Pound Meadow, Thatch End

Sherfield on Loddon Neighbourhood Development Plan

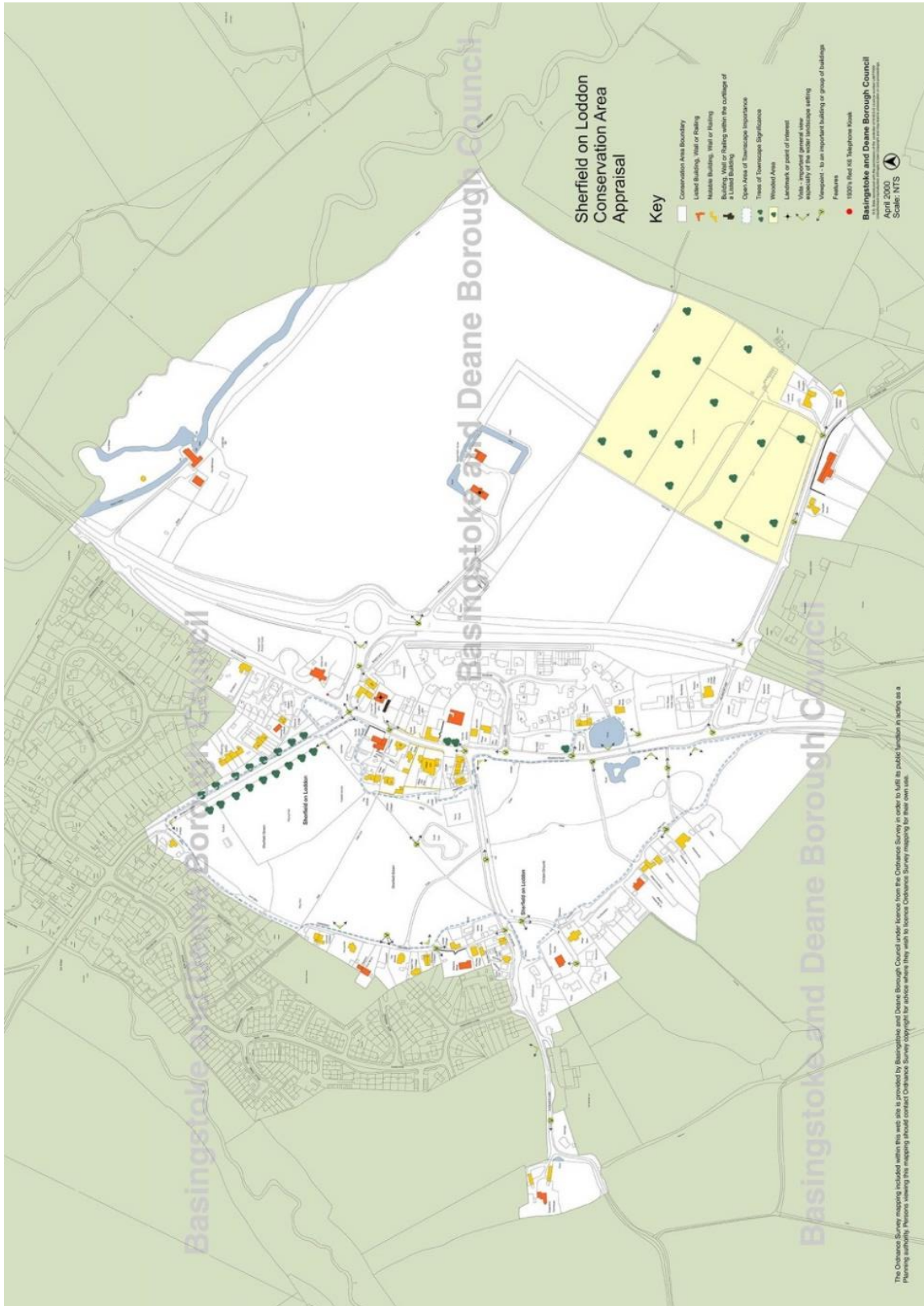


Figure 6-4 Conservation Area

6.3.7

The Sherfield on Loddon Conservation Area covers the whole of the central, southern and eastern parts of the Parish as shown in Figure 6-4. The Conservation Area Appraisal document prepared by Basingstoke and Deane Borough Council in April 2004 says that part of the essential appearance of the Conservation Area is derived from the grouping of varied buildings types circling the oval shaped open village green. These buildings date mainly from the 18th and 19th centuries, and are punctuated by individual buildings of earlier date. The Parish is given cohesion by the vernacular materials and domestic scale of the buildings, particularly those at prominent locations in the Parish. The cohesive arrangement of buildings defines The Green. The special character of this part of the Conservation Area is derived from the long-range views of buildings across the informal and semi-rural setting of The Green as defined by the Conservation Area Appraisal.

6.3.8

New development should also embody good design practice in creating sustainable settlements which are integrated with their setting both functionally and aesthetically. Important factors in achieving this include convenient pedestrian access, integrating and enhancing important environmental features, contributing to overall Parish design quality, and creating safe pedestrian environments.

POLICY D2

POLICY D2: DESIGN OF NEW DEVELOPMENT

All new developments must reflect the rural character and historic context of existing dwellings within the parish. New development in Sherfield on Loddon must deliver good quality design. In order to achieve this, all new development must wherever possible:

- a) Consider the density of any new development which must be in character with the surrounding area, respect the rural nature of the parish and be designed to give an impression of spaciousness and variety with uniform houses and plots being avoided;
- b) Provide sufficient internal space as defined in the Technical housing standards – national space standard;
- c) Use clay-based products in red or brown hues with limited use of interspersed white paint on brick or wood;
- d) Where brick elevations are planned, use half clay tile hanging to break up the visual effect of the elevation and maintain the continuity of design throughout the village;
- e) In general, restrict house height to two storeys;
- f) Avoid apparent excessive bulk of houses by careful design of roof elevations. In general, gable or hip rooflines are preferred with clay or concrete tiles;
- g) Where enclosure of plots is planned, hedges of indigenous plants or post and rail fences are preferred giving a sense of open space from plot to plot;
- h) Enhance developments by landscaping and planting and preserving existing trees and hedges wherever possible that reflect local biodiversity;

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- i) Where any new development is adjacent to a listed building or building of historic interest and/or open space be sensitively designed to conserve and enhance the setting, form and character of the building and/or space;
- j) Recognise, in the design of developments, the distinctive local character of the parish and sensitively contribute to create dwellings of a high architectural and rural quality;
- k) Design all new buildings and/or developments with the security of the building and its occupants at the forefront in terms of personal safety, crime prevention and environmental efficiency;
- l) Provide streets which encourage low vehicle speeds and which can function as safe, social spaces;
- m) Provide sufficient car parking and integrate it within landscaping so that it does not dominate or cause congestion in the streets.

Policy D2 will be applied flexibly when very high quality innovative designs are proposed.

6.3.9 There are two purposes of Policy D2: to ensure that any new houses built in the Parish of Sherfield on Loddon reflect the general theme expressed in building styles and materials used over many years, and to ensure that all new development in Sherfield on Loddon is designed to a high standard based on established design principles and is in keeping with the vernacular as defined by the Character Assessment (Annex C).

6.3.10 As a result of research performed by the Royal Institute of Architects (RIBA) in 2011, in October 2015, a new nationally described space standard came into force, setting out detailed guidance on the minimum size of new homes. Under this standard, a new one bed, one person flat would have to be a minimum of 37m² and a three bed, five person home would be a minimum of 93m².

6.3.11 The Local Plan recognises in paragraph 6.83, the need for sufficient internal space “Residential developments will be expected to provide a high quality of amenity for their occupants, including sufficient internal space and external amenity space”. The Neighbourhood Development Plan seeks to further refine this by requiring all new developments to conform to the national space standard.

6.3.12 Policy D2 has taken into account the Housing White Paper: Fixing our broken housing market. “Neighbourhood plans should set out clear design expectations following consultation..., through the use of tools such as design codes that respond to local character.” This is due to be published in November 2017.

6.3.13 The vernacular of the parish is defined in the Character Assessment, (Annex C) which forms part of the supporting document package for this document.

6.3.14 The Parish building style has developed over the last 700 years using some local materials. Walls are generally of clay brick in shades of red and brown, while the upper sections are sometimes covered with clay tiles in similar colours. There are a number

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of rendered walls and a few timber frame houses. Some walls are painted white or cream. Roofs are mostly weathered concrete tiles as well as a large number of clay tiles and some slate. Older buildings tend to be thatched. Most houses are no more than two storeys with roof angles typically 45 degrees or less and mostly of gable or hip design.

- 6.3.15 In the main, screening for housing plots is provided by hedging, but also some post and rail fencing, boarded fences and brick to the front of houses. In the newer developments, open plan is common but, in most cases, the open space has been planted with some trees and bushes.
- 6.3.16 The Parish has many listed buildings and houses of historic interest as defined in the Character Assessment (Annex C). These buildings will be protected to ensure that any development respects and preserves their setting, form and character so that any special architectural or historic interest is maintained.
- 6.3.17 Paragraph 47 of the National Planning Policy Framework states that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances and this has been reflected in Policy EM10 - Delivering High Quality Development of the Local Plan.
- 6.3.18 The Local Plan recognizes that new development should have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area. A characteristic of any rural residential development is the reasonably generous ratio of plot to building plan area. In Sherfield on Loddon, premium developments such as Court Farm and Orchard Lea have housing densities of less than 10 houses per hectare. However, there are developments, built in the 1970s, which have a much higher density of between 25 and 30 houses per hectare. Within the last 20 years developments have delivered a density of between 40 and 50 houses per hectare. (See Annex C, Appendix A). The maintenance of local character has a higher significance than achieving a minimum housing density figure. The Neighbourhood Development Plan will not seek to be prescriptive with respect to housing density but place emphasis on good design and layout which fits the vernacular of the Parish and the development's setting within the Parish and in relation to adjacent buildings.
- 6.3.19 Good design is not just a matter of appearance, but also about the functionality of the development and its relationship to its surroundings. Good design is not about imitating past styles, or preventing innovative modern design. The aim is to create a site-specific and creative design, which responds to the form and the locally distinctive materials of its surroundings but does not merely copy neighbouring buildings or their details.

6.4 POLICIES FOR THE RURAL ENVIRONMENT

- 6.4.1 Sherfield on Loddon's rural character is defined by the extent of green space at the heart of the village settlement and the surrounding open countryside within the parish, comprising of farmland, golf course and woodland. The responses to questionnaires and consultations with the residents have overwhelmingly supported the protection of the natural environment and green spaces. It is therefore essential to protect these areas from inappropriate development and to manage the Village Green to enhance its impact and value. Additionally, 87% of residents surveyed thought that the separation of Sherfield on Loddon from surrounding settlements by fields and countryside was very important and they fully support policy EM2 - Strategic Gaps, in the Local Plan on Strategic Gaps.
- 6.4.2 More detailed information about the biodiversity, ecology, strategic views together with maps are found in Annex E (Strategic Views, Green Spaces and the Natural Environment).

POLICY G1

POLICY G1: PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT

Development proposals will be expected, where appropriate, to conserve and enhance the natural environment and will be supported provided they:

- a) Protect and enhance wildlife areas, including local wildlife sites and SINCs and incorporate measures to provide net gains in biodiversity. Where there is a residual loss compensatory measures will be required;
- b) Take the opportunity to protect, enhance and extend the network of landscape and wildlife corridors between existing open spaces and habitats as a means of mitigating the impacts of development on biodiversity;
- c) Conserve the environment for nocturnal species, through the avoidance of street lighting and mitigating the impact of domestic external lighting and
- d) Contain measures that will help to mitigate the impacts of, and adapt to, climate change.

Development proposals will be expected to ensure that there is minimum loss of biodiversity and where possible to provide a net gain. Where there is likely to be a loss of biodiversity, measures to mitigate will be put in place to ensure there is no net loss of biodiversity, through the creation of like-for-like habitats wherever possible. Any proposals must be in accordance with Local Plan Policy EM4.

- 6.4.3 The purpose of Policy G1 is to ensure there is a requirement to enhance and protect the biodiversity and ecology of the natural environment as a result of development. It

is also the intention to develop opportunities for the conservation and enhancement of the natural environment, which is in line with the National Planning Policy Framework (Section 11 Conserving and Enhancing the Natural Environment)

- 6.4.4 This policy sits alongside Local Plan Policy EM4 - Biodiversity, geodiversity and nature conservation of the Local Plan. Policy EM4 provides a framework for conserving and enhancing the Borough's existing biodiversity assets while enabling opportunities to achieve a net gain in biodiversity.

POLICY G2

POLICY G2: PROTECTION AND ENHANCEMENT OF LOCAL GREEN SPACES

Development on designated Local Green Space will only be permitted in very special circumstances.

- 6.4.5 The purpose of Policy G2 is to protect and enhance the open character and amenity value of Local Green Spaces as specified in the National Planning Policy Framework which says that local communities, through local and neighbourhood plans, should be able to identify for special protection green areas of particular importance to them. Local Green spaces are seen by residents as an integral aspect of living within the parish to be enhanced at every opportunity.
- 6.4.6 New development should not encroach on and adversely affect areas designated as Local Green Space. However, in very special circumstances, modest or small complementary development may be appropriate, where it does not have a detrimental effect on Local Green Space and the rural character of the Parish.
- 6.4.7 There are several Community-Valued Assets within the Local Green Spaces. The Community-Valued Assets are shown in Figure 6-8.
- 6.4.8 The following map illustrates the areas designated as local Green Spaces in the Neighbourhood Development land. Full descriptions of these, together with large maps of each area, are in Annex E (Strategic Views, Green Spaces and the Natural Environment).

- | | |
|----------------------------------|--|
| 1) Allotments | 2) Village Green – football pitch and playground |
| 3) Village Green – cricket pitch | 4) Village Green |
| 5) Village Green | 6) Village Green |
| 7) Slip road triangle | 8) A33 triangle |
| 9) A33 bund | 10) Village Green |
| 11) Village Green | 12) Village Green |

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Photograph xi Village Green Football Pitch



Photograph xii Allotments



Photograph x Village Green

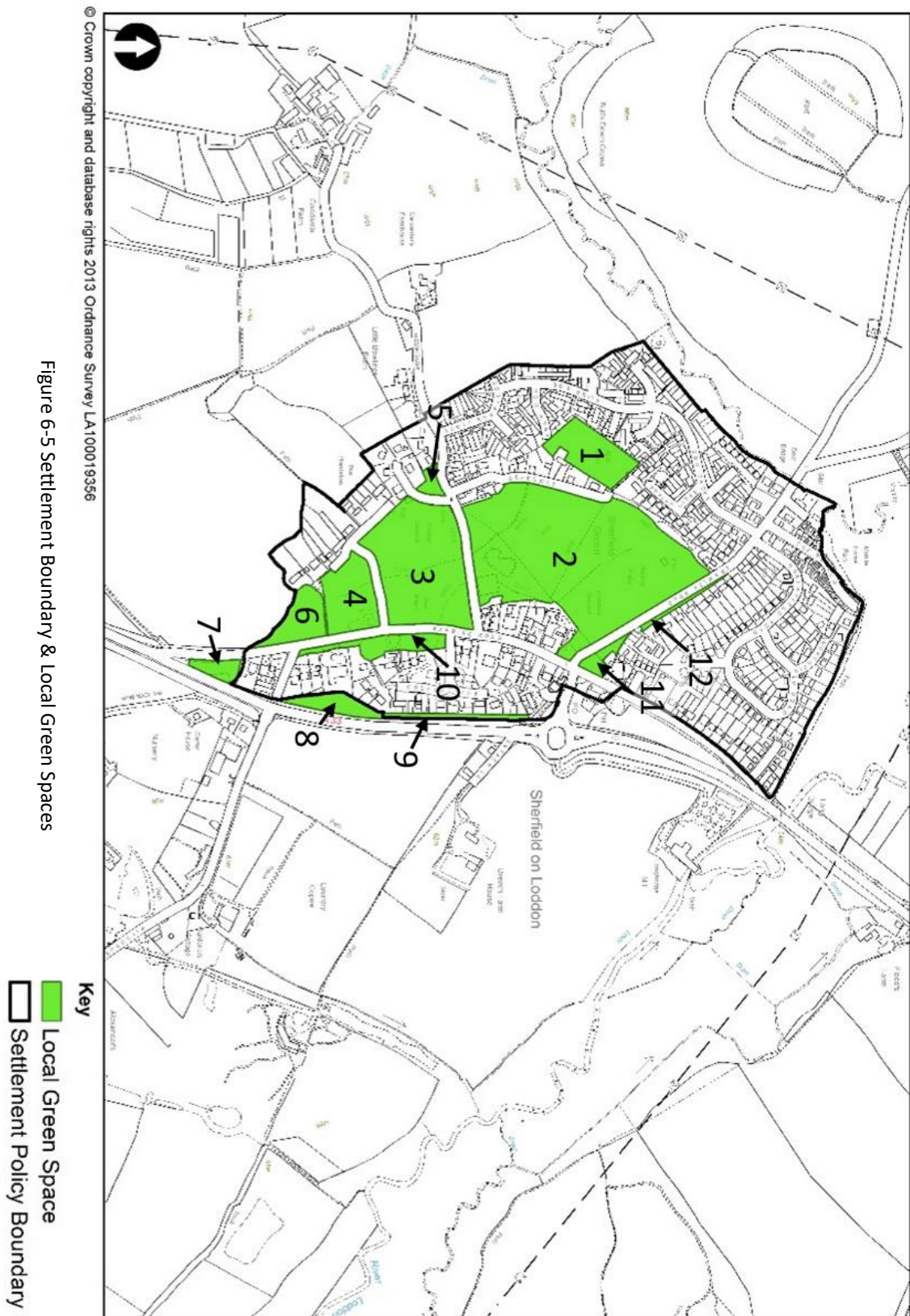


Figure 6-5 Settlement Boundary & Local Green Spaces

POLICY G3

POLICY G3: REDUCING FLOOD RISK

Planning applications for developments in Sherfield on Loddon must:

- a) Incorporate robust and effective alleviation and mitigation measures for management of rain water run-off and flooding risks from all sources within their boundary and elsewhere in the Parish. Where appropriate developments should employ Sustainable Drainage Systems (SuDS) for water quality and quantity management purposes.
- b) Protect local water courses from adverse impact through increased water consumption, foul water discharge, waste water treatment and agricultural pollution,
- c) Contribute to the environmental works required to enable the Rivers Loddon, Lyde and Bow Brook to meet the Water Framework Directive target of good status by 2027.

Sustainable Drainage System, or other appropriate mitigation measures identified in relevant Flood Risk Assessments, should be satisfactorily integrated into the design and layout of the development.

6.4.9 The Parish lies in the Loddon Valley part of the floodplain of the River Loddon which runs through the north-eastern corner of the Parish and then along its eastern boundary. Here it is joined by the River Lyde and another tributary, Bow Brook, which drain the west of the Parish

6.4.10 The Environment Agency's website states that most areas of the Parish are at low risk or even very low risk of flooding, but there are some localised pockets of land more at risk. Farmland can be very wet in winter, particularly where it borders the Village Green or lies adjacent to rivers or brooks. The water table throughout the Parish is high and in wet conditions areas such as the Village Green and the Golf Course can become unplayable for sport and totally waterlogged as are some of the newer housing developments. In wet conditions water accumulates without being able to drain away, especially if ditches are not maintained regularly. The Village Green acts as



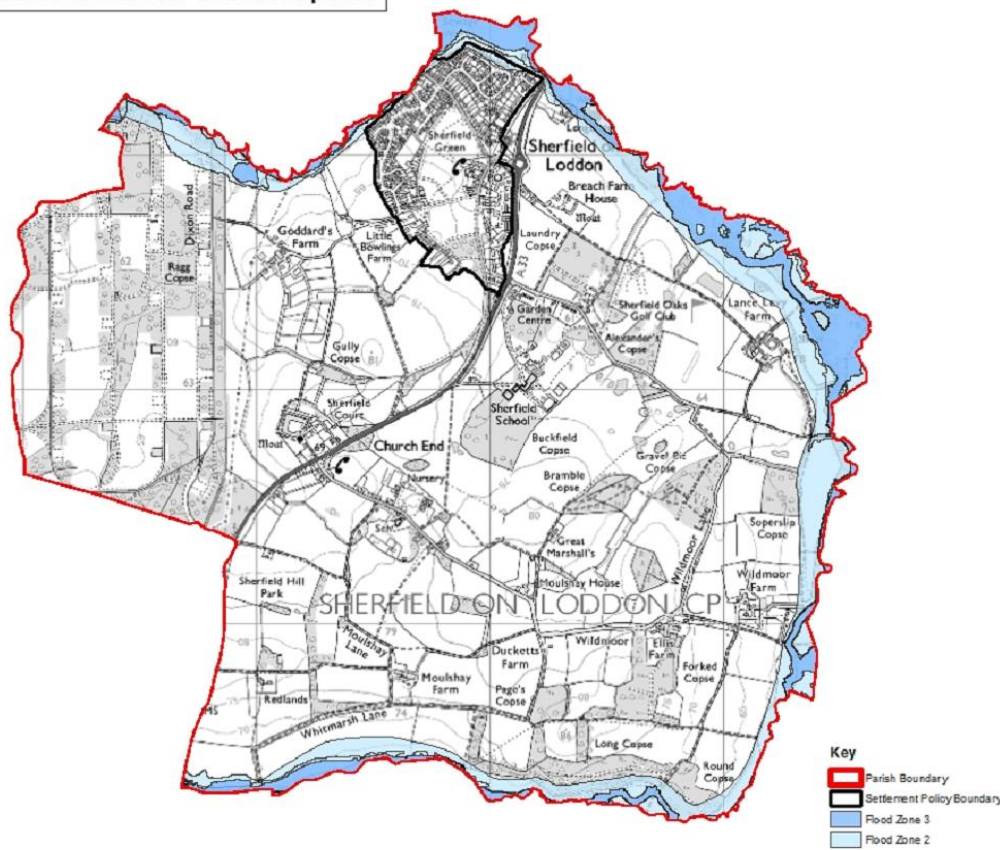
Photograph xiii River Loddon

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a protective water meadow for the village settlement. Where drainage ditches block in and around the Village Green, alongside the A33, C32, water flowing off farmland can cause temporary serious flooding of roads and gardens, together with backflow from foul drainage.

- 6.4.11 The Local Plan Policy EM7 - Managing Flood Risk, follows the national guidance for sequential approach to development, taking into account all other sources of flooding as contained with the council's Strategic Flood Risk Assessment.

Flood risk zones in Sherfield on Loddon parish



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Figure 6-6 Flood Risk Zones

- 6.4.12 The Local Plan 2011-2029 policy EM7 - Managing Flood Risk, requires a Flood Risk Assessment for development proposals involving

- All sites of 1 hectare or more in flood zone 1,
- All sites in flood zone 2 and 3,
- Sites that have a record of localised or groundwater flooding from the Strategic Flood Risk Assessment, or
- Sites in critical drainage areas and upstream of critical drainage areas.

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- 6.4.13 It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding. (Thames Water).
- 6.4.14 It is essential that developers demonstrate that adequate water supply and sewerage infrastructure capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water and sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water company to agree what improvements are required and how they will be delivered prior to any occupation of the development.
- 6.4.15 In view of the timescales sometimes necessary to model the impact of proposed new developments on sewerage infrastructure, developers are advised to contact the sewerage undertaker, Thames Water, as early as possible in the design process.

6.5 POLICIES FOR TRANSPORT

- 6.5.1 The key conclusions from consultation with the residents in the Parish expressed concern about the poor public transport services, shortage of public parking, lack of cycle ways and the importance of existing footpaths. Their main concern was the amount and speed of traffic passing through the centre to and from Bramley (the C32) which has no pedestrian crossing places and which pose serious safety concerns and also the quantity and congestion of traffic on the A33. (See Annex D, Road Safety and Traffic Issues)
- 6.5.2 The most common cause of complaint by residents of Sherfield on Loddon Parish concerns the level of congestion and delay experienced when using the A33, a major route linking Basingstoke (M3) and Reading (M4). This situation is likely to worsen as more housing is built in the Parish, in the neighbouring Parish of Bramley and between the Parish and Basingstoke.
- 6.5.3 If the A33 scheme tabled over thirty years ago to make the section through the Parish into a dual carriageway was revived, then this Neighbourhood Development Plan would urge that the chosen route should not run through and destroy the character of the Parish, but should be routed well to the east of the current A33 to bypass the Parish as far away as possible.
- 6.5.4 Rural footpaths are an important feature of the parish. There is a wide network in the surrounding countryside. A large number of them link Parish residents with central amenities, as shown in the Sherfield on Loddon Character Assessment. (Annex C)

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- 6.5.5 The Hampshire Countryside Access Plan 2015-25 recognises that benefits to physical and mental health from improving access to the countryside are increasingly important. It supports improved connectivity and shared routes for cyclists and pedestrians. The Countryside Access Plan supports working with the local community to help improve the footpath and cycle way network.
- 6.5.6 The residents have expressed their concerns about the lack of safe footpaths/pavements throughout the Parish, to neighbouring settlements, especially to Bramley. Also of great concern to residents is the lack of safe crossing places on the A33 and C32.
- 6.5.7 The lack of safe cycle ways is a common complaint from residents with the increase of traffic on not only the main roads but side roads. It is desired that there are links made within the Parish, to neighbouring settlements, with the Basingstoke and National Cycle Ways.
- 6.5.8 There is a bus service between Tadley and Basingstoke passing through Sherfield on Loddon once an hour. This does not run after 6pm or on Sundays so is not adequate for the needs for residents who do not drive or want to drive (See Key Conclusions, 5.1.1 (K)).
- 6.5.9 Policy T1 requires new development proposals to take the opportunities available to link up with existing footpaths and to create new footpaths where possible. Policy T2 also required new development proposals to take the opportunities available to provide safe cycle routes within and beyond the Parish.

POLICY T1

POLICY T1: IMPROVING AND ENHANCING THE FOOTPATH NETWORK

Development proposals in the parish must retain and protect and, where possible, take available opportunities to improve and extend the footpath networks in order to provide better connectivity throughout the parish, including the new developments scheduled for Redlands and East of Basingstoke, together with better access to the countryside and surrounding destinations.

- 6.5.10 The purpose of Policy T1 is to retain, protect, and where possible improve and extend, the footpaths (shown on the Parish Footpath Map in Annex C, Sherfield on Loddon Character Assessment) and to ensure continuing access to and through the surrounding countryside for the better health and wellbeing of parishioners and visitors. There is also evidenced need for new and improved pavement footpaths along the A33 and C32 leading to South of the Parish and Bramley.
- 6.5.11 A core principle of the National Planning Policy Framework is to actively manage patterns of growth to make the fullest possible use of public transport, walking and

cycling, and focus significant development in locations which are or can be made sustainable;

- 6.5.12 The BDBC Local Plan Policy CN9 – Transport, para. 5.85, supports safe walking and cycling routes with appropriate surfaces and lighting that are accessible to all, are convenient to reach and link to places where services are located.

POLICY T2

POLICY T2: CREATING A CYCLE NETWORK

Development proposals in the parish must, where possible, take available opportunities to provide a safe cycle network in order to provide better connectivity throughout the parish, and better access to the countryside and surrounding destinations, linking with the Basingstoke and National Cycle Ways.

- 6.5.13 The purpose of Policy T2 is to support new cycle routes within the Parish.
- 6.5.14 There are no designated cycle routes in the Parish which means that cyclists are at great risk on local roads. Cycle routes between Sherfield on Loddon, Bramley railway station and a North-South route between the main village settlement, Redlands and Chineham would encourage cycling and provide a much safer environment for them. The objective would be to join up with the town centre cycle network and specifically with National Cycle Route 23, in accordance with the Basingstoke & Deane Cycling Strategy. Figure 6-7 shows the proposed cycle path and the existing public rights of way.
- 6.5.15 The Local Plan Policy CN9 – Transport, the Borough Cycling Strategy, together with its standards and requirements and the proposed Strategic Cycle Network provide further guidance on measures to encourage and facilitate cycling in the Borough
- 6.5.16 Policy T2 is supported by the National Planning Policy Framework and Promoting Healthy Communities.

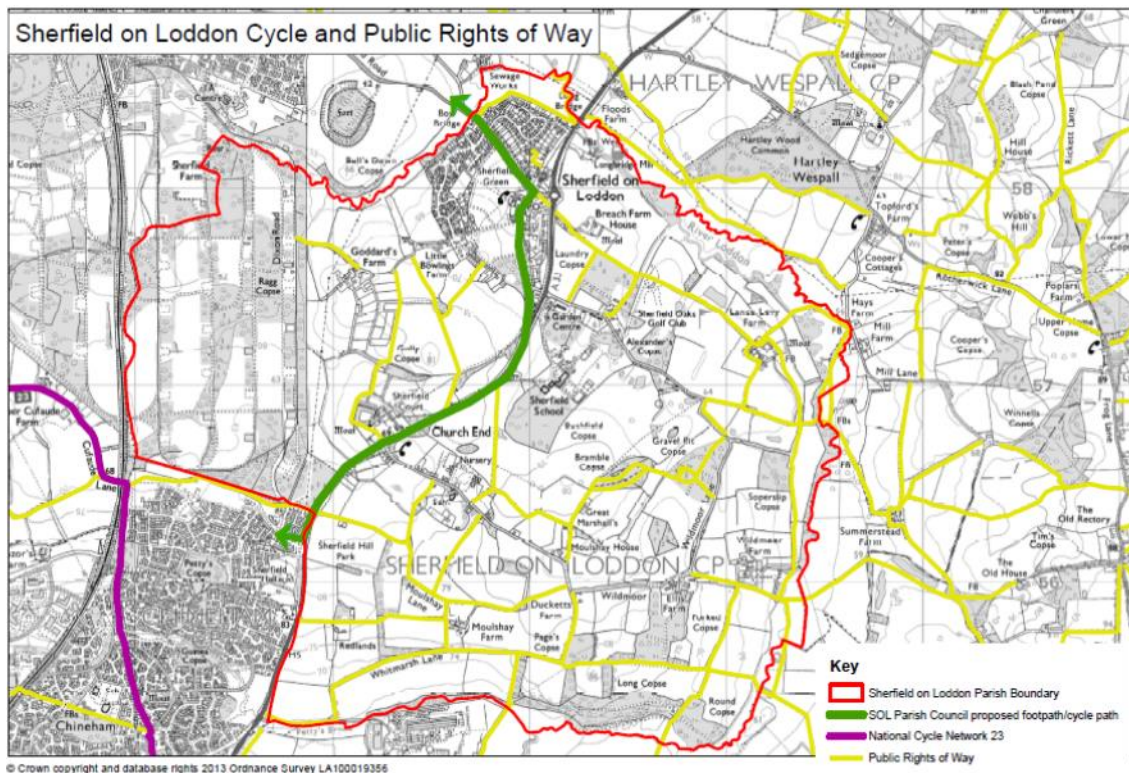


Figure 6-7 Rights of Way and Proposed Cycle Path

POLICY T3

POLICY T3: IMPROVING ROAD SAFETY IN SHERFIELD ON LODDON

Development proposals will not be supported if they would have an adverse impact on road safety at known traffic hazards identified in Annex D that cannot be satisfactorily mitigated.

6.5.17

The purpose of Policy T3 is to improve road safety in Sherfield on Loddon. Traffic hazards are detailed in Section 2 of Annex D (Road Safety and Traffic Issues), they include:

- 1) Difficulty for vehicles exiting and accessing the Wildmoor Lane junction with A33 opposite St Leonard's Church and for pedestrians crossing the A33.
- 2) Difficulty in exiting and accessing the Wildmoor Junction with A33 opposite Sherfield School and the Mole Country Store.
- 3) Difficulty for pedestrians crossing the C32 Bramley Road that separates the Village Green's recreational facilities and children's play area from the main residential area to its North where most of the families with children and toddlers live.
- 4) Hazards caused by lack of safe parking places.

5) Hazards caused by the speed of traffic.

- 6.5.18 Additionally, Section 6 of Annex D identifies a vehicle hazard at the western end of the Bramley Road (C32) where it is joined by Northfield Road on the North side, Bow Grove on the South side and the entrance/exit to Meadow Park Mobile Home Park on the North side.
- 6.5.19 The National Planning Policy Framework says that development proposals should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.
- 6.5.20 The Local Plan Policy CN9 – Transport, states that new development must avoid inappropriate traffic generation, must not compromise highway safety and must minimise conflicts between traffic and pedestrians or cyclists.

6.6 POLICIES FOR COMMUNITY-VALUED ASSETS AND FACILITIES

- 6.6.1 Sherfield on Loddon has a number of assets and facilities which are valued by the community and which are considered fundamental to maintaining a good quality of life within the Parish and ensuring it remains a sustainable community into the future. The NPPF says that an important dimension of sustainable development is to create “accessible local services that reflect the community’s needs and support its health, social and cultural well-being.” Sherfield on Loddon’s Community-Valued Assets are vital to this. Table 6-2 provides a list of these vital assets and their location is shown in Figure 6-8. These are tangible assets but the cohesion of the community is supported by more than physical assets.
- 6.6.2 The National Planning Policy Framework says that planning policies should “promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship”. It confirms that “To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.”
- 6.6.3 The Local Plan aims to underpin local community facilities, in order that the Borough’s towns and villages are flourishing, vibrant communities. Local Plan Policies CN7 - Essential Facilities and Services) and CN8 - Community, Leisure and Cultural Facilities, support the provision and improvement of local community facilities, but discourage the loss of these facilities unless it can be demonstrated that the facility is no longer needed, it is not practical to retain it, or the proposed development will provide a net gain for the local community.

POLICY CF1

POLICY CF1: LOCAL COMMUNITY-VALUED ASSETS AND FACILITIES

Proposals for new development which involve Community-Valued Assets and Facilities identified in Table 6-2, or in the Register of Assets of Community Value held by BDBC, local community assets and facilities, will be supported only if the proposal does not result in the loss of, or have an adverse effect on, the asset or facility concerned, unless satisfactory alternative facilities are provided or unless it can be clearly proven that such assets are no longer required; or unless they will provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.

- 6.6.4 The purpose of Policy CF1 is to retain and where possible improve the community facilities in the parish. It also seeks to use any Community Infrastructure Levy that accrues to the parish to ensure that existing community facilities can remain viable by supporting the provision or improvement of the infrastructure required to maintain their viability.
- 6.6.5 Direct support for community facilities will only be given where these are public facilities; support for facilities which are run as private businesses would be more appropriately provided as indirect support through improvements to infrastructure or the environmental setting.
- 6.6.6 National Planning Policy Framework supports planning proposals which promote the retention and development of local services and community facilities.
- 6.6.7 Local Plan Policy CN8 (Community, Leisure and Cultural Facilities) permits development proposals where they retain and maintain existing facilities which are valued by the community, improve the quality and capacity of facilities valued by the community or provide new facilities where there is evidence of need that cannot be met by existing provision.
- 6.6.8 A list of projects for CIL funding are included in Appendix A.
- 6.6.9 The Community-Valued Assets identified in Table 6-2 and Figure 6-8 will be reviewed by Sherfield on Loddon Parish Council and those that satisfy the statutory definition of an Asset of Community Value will be nominated by the Parish Council for inclusion in the Register of Assets held by Basingstoke and Deane Borough Council, a statutory designation under the Localism Act 2011.
- 6.6.10 Registration as an Asset of Community Value means that, if the owner of an ACV wants to sell it, and the nominating body wishes to bid to buy it, the sale is subject to a 6 month moratorium, the purpose of which is to give the nominating body time to put together the funding to bid to buy the asset on the open market. The owner does not have to sell the asset to the nominating body.

POLICY CF2

POLICY CF2: PROVISION OF NEW COMMUNITY FACILITIES

When planning permission is granted for development in Sherfield on Loddon, opportunities will be taken to provide or support new community facilities, or to improve or support existing community facilities, in accordance with priorities determined by the Parish Council.

- 6.6.11 The purpose of Policy CF2 is to take advantage of opportunities provided by development proposals to provide new community facilities in accordance with prioritised local community needs.
- 6.6.12 When planning permission is granted for development proposals, appropriate use will be made of the Community Infrastructure Levy, other planning agreements or planning conditions, in order to achieve this.

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COMMUNITY-VALUED ASSETS IN SHERFIELD ON LODDON

(See Figure 6-8)

Map Key	Name	Location	Use
A	Village Hall and Liddell Hall	Old Reading Road	Multi-use community buildings
B	Parish Church of St Leonard	Church End	Parish Church
C	Parish Burial Ground	Adjacent to the church cemetery	Burial Ground
D	Baptist Chapel	Breach Lane	Baptist Chapel
E	Car Park	Old Reading Road	Car Park
F	Children's playground	Village Green	Equipped children's play area
G	Tennis Courts	Goddards Lane	Sport
H	Cricket Pitch	Village Green	Sport
I	Cricket Pavilion	Village Green	Sport
J	Football pitches	Village Green	Sport
K	Junior Football pavilion	Village Green	Sport
L	BMX Track	Village Green	Recreation
M	Allotments	Off Bow Gardens	Allotments
N	Car Park	Corner of Bramley Road	Car Park
O	War Memorial	Old Reading Road	War Memorial
P	Capt. J. A. Liddell VC Memorial	Old Reading Road	Memorial
Q	Millennium Stone	Old Reading Road	Memorial
☀	Notice boards	Old Reading Road Church End	Parish Council notices
R	The Shop	Old Reading Road	Village Store
S	The White Hart	Old Reading Road	Public House
T	The Four Horseshoes	Old Reading Road	Public House
U	House Twenty8 and Post Office	Old Reading Road	Café and Post Office
V	Longbridge Mill	A33, opposite village settlement	Bar, restaurant and demonstrations of a working flour mill

Table 6-2 Community Value Assets in Sherfield on Loddon

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6.6.13

The Village hall is a community facility built as a row of 5 cottages in 1869, which were converted in 1909 into a Parish Hall by Mrs Barker and her sons, in memory of the late Revd. A.G. Barker, for the use of the community. A smaller hall, The Liddell Hall, was built adjacent to this in 1991. With a large and adaptable main hall (including a cinema projection facility), with a separate meeting room, a smaller hall, 2 kitchens, a bar and parking for 30 cars, it provides for a range of community events. The Centre is in regular use by a range of groups and classes, Parish events and private bookings



Photograph xiv Village Hall

6.7 POLICY FOR EMPLOYMENT

6.7.1 The parish has a vibrant mix of small retail businesses. It is important that these businesses are supported so that they can continue to thrive.

6.7.2 A list of Limited and Sole Trader companies within the amended Neighbourhood Development Plan area was drawn up for a Business Survey. This had 52 companies on the list, but only 17 of them, retail outlets, were visible in the community, the remainder were either based outside the Sherfield on Loddon Neighbourhood Development Plan area or were located in resident's homes. These visible retail outlets are located in one of 3 areas as follows:

The Old Reading Road			
General store and butcher	Post Office		Cafe
Hair dressing salon	The White Hart		Gift shop
Happy Faces Playgroup	The Four Horseshoes		Village Hall
Holiday travel company	Motor Garage/workshop		Estate Agent
Also in the north of the Parish			
Hair dressing salon	Mobile Home Park		Livery stables
East of the A33			
Country Stores	Restaurant in the old water mill		Golf club
Small retail park in the south part of Wildmoor Lane			
National chain garden centre	Carpet and flooring supplier		
Pond & fish supplies	Mower supplies		
Dress maker/alterations	Hanging basket supplier		

6.7.3 There are also 2 private schools on the East of the A33:

- Sherfield School, is an independent day and boarding with over 400 pupils. It is a co-educational school offering all-round education from 3 months to 18 years and is currently undertaking a large expansion programme with extra dormitories and facilities. The school is set to increase pupil numbers from the current level of 400-500 students over the course of 8-10 years to 1400. The site will have facilities for up to 400 pupils to board.
- The Loddon School, which is run by the Loddon School Foundation, caters for pupils from 8 to 19 years with severe learning difficulties.

6.7.4 The retail outlets provide a valuable service to the community and some of them, such as the pubs and general store (that has the best butcher's counter for miles around), serve a much wider community. Neither the parish wide questionnaire nor the business survey revealed any requests for additional business facilities or have any criticism of the current business environment. However, the business survey revealed that the majority of the businesses are located out of sight within the homes of the company owners.

POLICY E1

POLICY E1: NEW EMPLOYMENT DEVELOPMENT

Proposals for the development of new small local businesses and for the expansion or diversification of existing businesses in the Parish will be supported, providing that

- a) there will be minimal adverse impact resulting from increased traffic, noise, smell, lighting, vibration, or other emissions or activities generated by the proposed development;
- b) there will be minimal adverse impact on the natural or the built environment as a result of the proposed development”

6.7.5 The purpose of Policy E1 is to enable existing small businesses to develop in a proportionate and environmentally sensitive manner, and to allow appropriate new small businesses to be established.

6.7.6 The National Planning Policy Framework says that “Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment”. To promote a strong rural economy, local and neighbourhood development plans should support the sustainable growth and expansion of local business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.

6.7.7 The Local Plan seeks to facilitate access to local employment opportunities. It seeks to enhance existing and enable the provision of new high quality employment space. It recognises that the rural economy of the Borough faces a number of challenges including the restructuring of agriculture, varying levels of economic infrastructure and lack of appropriate employment premises. By permitting small scale economic expansion, the Borough Council can promote sustainable rural areas.

6.7.8 Opportunities to re-use vacant or redundant historic buildings as part of a proposed development should be taken. The use of redundant agricultural buildings for small-scale business or residential conversion, where carried out in a sensitive manner, offers the opportunity to secure the beneficial re-use of historic buildings or to accommodate new uses with minimal impact on the landscape. Appropriate enabling development carried out in association with the refurbishment of a historic building can help make the refurbishment viable.

6.8 POLICY FOR COMMUNICATIONS

6.8.1 The Local Plan recognises that the rural economy of the Borough often suffers from low speed or non-existent broadband connections, whereas fast broadband is now an essential component of a competitive business economy as well as modern domestic life. There are also difficulties in achieving good mobile phone signals in many parts of

the Borough. Only one network (Three) has a (low power) transmitting mast in the Parish and so overall mobile phone reception in the Parish is weak and patchy. The Neighbourhood Development Plan will support any appropriate initiatives to site masts, increase the power of existing masts or improve capacity through 4G in order to provide an improved mobile phone service in the parish.

POLICY C1

POLICY C1: ENABLING FIBRE OPTIC AND TELECOMMUNICATIONS CONNECTIONS

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.

Proposals for telecommunications masts will be supported providing that it can be demonstrated that there will be no adverse effect on the character or appearance of the historic, natural or rural environment of the parish, and it is demonstrated that the choice of location and design of any structure has been chosen to avoid or minimise any harm to the significance of heritage assets including impacts on their settings.

- 6.8.2 The National Planning Policy Framework says that people should be encouraged to minimise journey lengths for employment. High speed broadband enables people to work from home or conduct their businesses in more remote locations, thus reducing the need to travel and reducing the carbon footprint of business activities. Similarly, the provision of improved mobile phone signals reduces the need to travel and therefore contributes to the achievement of sustainable development.
- 6.8.3 The purpose of Policy C1 is to ensure that all new development makes provision for high speed broadband connection, in order to support both the viability and sustainability of rural enterprise and home-working and to provide high performance internet connectivity which is now an important consideration for home buyers. Currently fibre optic connections are the most robust and future-proof method of delivering high performance connectivity and this should be the aim for all new developments. Early discussions between the applicant and the fibre optic broadband service providers are encouraged.
- 6.8.4 Mobile phone coverage within the Settlement Policy Boundary is poor. There is currently only one mobile phone mast covering this area and even that does not provide a reliable indoor signal across this area. Policy C1 also would support mobile phone network providers who wish to erect masts in the Parish. In siting mobile phone masts, however, careful consideration must be given to the potentially adverse visual impact that these structures can have on the historic, natural or rural environments. The Neighbourhood Development Plan will only support the erection of mobile phone masts when their visual impact is acceptable.



Photograph xv St Leonard's Church

Appendix A. VILLAGE FACILITIES PROJECT LIST FOR SHERFIELD-ON-LODDON.

Potential projects to be funded from developers and developer contributions arising from issues and residents' proposals during the consultation process for the SoL Neighbourhood Development Plan.

These schemes should be considered by BDBC/HCC, along with other strategies/studies, in negotiating with developers on potential planning obligations (where they meet the tests) and also in any future spend of the CIL Neighbourhood Fund.

These projects are not prioritised or costed. This list is to inform Sherfield on Loddon Parish Council of suggested ways to address issues raised during the consultation process for the Sherfield on Loddon NDP.

	PROJECT TITLE
1	Replace old Football Pavilion
2	Village Hall. Proposed Atrium and additions
3	Build cycle/footpath from Village Hall to meet Bramley/Bullsdown
4	Build cycle/footpaths, including shared pedestrian/cycle paths between main village settlement and Redlands, East of Basingstoke to connect with Basingstoke Strategic Cycle network.
5	Landscape burial ground
6	Levelling of Football Field
7	Relocate path behind the Village Hall
8	Provide pedestrian crossings across Bramley Road
9	Improvements to car parking in main village settlement
10	Refurbish Cricket Pavilion
11	Remedial work to Cricket Field
12	Enhance Playground
13	Dig out ditch behind Cricket Pavilion, repair culverts and rebuild path
14	Replace benches on Village Green
15	Relay path round Jubilee Pond
16	Rebuild race from Jubilee Pond and add safety railings
17	Dredge Jubilee Pond and put soil into depressions
18	Rebuild footpath 1-9 Bramley Road/Wessex flats
19	Rebuild wall over culvert at Summerfield/Hafod track
20	Enhance BMX track
21	Enhance Tennis Courts
22	Digital Speed Display Devices
23	Improvements to the Allotments

Appendix B. GLOSSARY

The following terms are used in the document:

Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It can be a new-build property or a private sector property that has been purchased for use as an affordable home.
Biodiversity	Biological diversity means the variability among living organisms from all sources, including terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems.
Brownfield Land	Land that has been previously developed (and has potential for being redeveloped).
Character Assessment	A description of the unique appearance and existing features of Sherfield on Loddon and how these contribute to its character.
Community Infrastructure Levy	The community infrastructure levy is a new levy that local authorities can choose to charge on new developments in their area. The charges are based on formulae relating to the size and type of the new development and money can be used to support development by funding infrastructure that BDBC, local community and neighbourhoods want.
Conservation Area	An area designated as being of special architectural and historic interest designated by the Local Authority. It then has a statutory duty to ensure that its particular character or appearance should be preserved or enhanced, especially when considering planning applications.
Development	The legal definition means “the carrying out of building, engineering or mining operations in, on, over or under land, and the making of any material change in the use of buildings or other land.”
Development Plan	The Local Plan and Neighbourhood Plan in force for an area.
Evidence Base	The evidence upon which a development plan is based, principally the facts and statistics about an area and the results of consultations with stakeholders.
Green Infrastructure	Green infrastructure is a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes parks, open spaces, playing fields, woodlands, and street trees, allotments and private gardens.
Green Space	Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; e.g. open space, parkland, woodland, sports fields, gardens, allotments which are important to a community.
Greenfield	Land that has not been previously developed.
Household Questionnaire	Sent to all households in Sherfield on Loddon Parish in 2015.

Sherfield on Loddon Neighbourhood Development Plan

Independent Examination	Examination of a proposed Neighbourhood Development Plan, carried out by a qualified and experienced independent person, to consider whether a NDP meets the basic conditions required.
Infrastructure	Basic services necessary for development to take place, e.g. roads, electricity, water, communications, leisure and health facilities, education, transport, open space.
Listed Building	A building of special historic or architectural interest included at Grades 1, 11* or 11 in a statutory list compiled or approved by the Secretary of State for Culture, Media and Sport. A listed building may not be demolished, extended or altered, internally or externally, in any way which would affect its character or appearance as a building of special architectural or historic interest, without the prior consent of the local planning authority.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area.
National Planning Policy Framework	The National Planning Policy Framework was published in March 2012 and was designed to make the planning system less complex and more accessible, to protect the environment and promote sustainable growth. It sets out the Government's planning policies for England and how these are expected to be applied at the local level.
Neighbourhood Area	The local area set by the Local Planning Authority to which a NDP applies.
Neighbourhood Development Plan	A statutory planning document created by a parish or town council or a neighbourhood forum, which sets out vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood Plans must be subjected to an independent examination to confirm their soundness and then to a local referendum. If approved by a majority vote of the local community, the Neighbourhood Plan must then be adopted by the local planning authority and will then form part of the statutory development plan.
Planning Permission	Formal approval granted by a council allowing a proposed development to proceed.
Presumption in favour of sustainable development	The concept introduced in 2012 by the UK government with the NPPF which says that proposals for sustainable development which accord with the development plan should be approved without delay.
Public Open Space	Open space to which the public has free access.
Referendum	People living in a NDP area who are registered to vote in local elections will be entitled to vote on a NDP which meets the local council's basic standards. If more than 50% of those voting in the referendum support the plan then the local planning authority must bring it into force.
Rural	Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture. Outside towns and urban areas.

Sherfield on Loddon Neighbourhood Development Plan

Settlement Policy Boundary	Boundary surrounding a settlement which separates the main built-up area from the open countryside. Outside of an SPB is defined as open Countryside.
SINCs	Sites of Importance for Nature Conservation
Strategic Environmental Assessment	An assessment of the procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Strategic Gaps	Areas between towns and villages that have been defined to prevent the coalescence of settlements and are a means of maintaining individual settlement identity.
Sustainable Development	Resolution 42/187 of the United Nations General Assembly defined sustainable development as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”. The NPPF gives five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.
Sustainable Drainage Systems.	A sustainable drainage system is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.
SWOT Analysis	Strength, Weaknesses, Opportunities, Threats Analysis. Completed by 10% of households in the Parish.
Tenure	The terms and conditions under which land or property is held or occupied, e.g. leasehold, freehold owner occupation.

Appendix C. REFERENCES

Sherfield on Loddon Conservation Area Appraisal, July 2003, BDBC
Basingstoke and Deane Countryside Design Statement 2008, BDBC
Loddon Catchment Biodiversity Strategy 2003, Hampshire and Isle of Wight Wildlife Trust
Basingstoke, Tadley and Bramley Landscape Capacity Study 2008, BDBC
Basingstoke and Deane Local Plan 2011 – 2029, May 2016
National Planning Policy Framework
The 2009 Rural Housing Study for Basingstoke and Deane Borough Council
Hampshire County Council Small Area Population Forecasts
2011 Census
Technical Housing Standards – nationally described standard
The Case for Space: the size of England's New Homes.
Space Standards for Homes
Housing White Paper: Fixing our broken housing market. “Neighbourhood plans should set out clear design expectations following consultation..., through the use of tools such as design codes that respond to local character.” Due to be published in November 2017.