



Kingsclere Neighbourhood Development Plan 2011 - 2029

Consultation Statement

Version for Regulation 15 Submission

December 2017

This document is the Kingsclere Neighbourhood Development Plan Consultation Statement intended for submission under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (As Amended).

Disclaimer: every effort has been taken to ensure that the information in this document is as accurate as possible but no responsibility is implied or taken for errors or omission.

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1. Introduction

1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain:

- details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- how they were consulted;
- the main issues and concerns raised by the persons consulted;
- how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

1.2 This Consultation Statement summarises all statutory and non-statutory consultations undertaken within the local community and with other relevant bodies and stakeholders in developing the proposed Plan.

1.3 Consultation was led by the Kingsclere Neighbourhood Development Plan Steering Group. The Steering Group (KSG) planned the process to be as accessible as possible to all interested parties; its meetings were open to the public and the minutes published. Progress in developing the plan was communicated through a variety of means, including on a website, Facebook, public noticeboards and through the village magazine, The Kingsclere Tower. In addition, detailed consultations took place at several stages in the process:

- an initial launch meeting at the Annual Parish Assembly in April 2013, to raise awareness of the Plan and recruit a Steering Committee to support its production;
- two village questionnaires;
- KSG attendance at school and village fetes;
- presentation at the Parish Assembly in April 2014 and two further public meetings;
- a meeting for the Business community in September 2014;
- the statutory consultation stage, in accordance with Regulation 14.

1.4 The community engagement plan fell into two categories: Firstly, keeping the community informed of any news associated with developments and the progress of the Neighbourhood Plan; and secondly acquiring views of the community on the key issues associated with development. The aims of the consultation process were to:

- involve as much of the community as possible throughout all stages of Plan development, so that the Plan is based on the views of local people and other stakeholders;
- ensure that consultation events took place at the critical points at which decisions needed to be taken;
- engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques;
- and ensure that results of consultation were fed back to local people, through a range of means, as soon as possible after the consultation events.

1.5 Figure 1 sets out the process that has been followed by the Neighbourhood Planning team.

2. SUMMARY OF CONSULTATION DURING DEVELOPMENT OF THE DRAFT PLAN

2.1 Informing the Community

2.1.1 There were a number of different methods of informing the community of development-related news, namely through The Kingsclere Tower, (the Kingsclere monthly community magazine); the Parish Council website, which was replaced by a dedicated Kingsclere Neighbourhood Development Plan web site www.kingsclere-np.org.uk and the Kingsclere Neighbourhood Development Planning Group Facebook page <https://www.facebook.com/KingsclereNeighbourhoodPlan/>. The Kingsclere Tower provides regular updates and is delivered free to all residents. KSG also established a 'drop in' centre in a room opposite the Parish Council office in which residents could see displays and documents relating to the plan. The public were also kept informed by monthly reports at Kingsclere Parish Council meetings, the minutes of which are posted on notice boards and on line.

2.1.2 The dedicated website contains information on the following:

- minutes of all KSG meetings
- site specific information
- maps and non-site specific information
- notes of meetings with developers and land owners
- notes of meetings with Basingstoke & Deane Borough Council (B&DBC)
- notes of public meetings and questionnaire results
- useful links

2.2 Community Engagement

2.2.1 The next stage of the community engagement plan was to identify residents' likes and dislikes about the parish and their hopes and fears for the future. The KSG were present at the church and school fetes in 2013 and 2014 where residents were invited to discuss the Plan with members of the group and write down their likes, dislikes and concerns about the village. Summaries of these events are posted on the web site. In addition, members of the group were invited to address village organisations i.e. the youth club, Friends of St. Mary's and a further presentation was made by Planning Aid at the Annual Parish Assembly in 2014.

Figure 1. Kingsclere Neighbourhood Development Plan – the Plan Making Process

Plan Stage	Information & Evidence	Consultation
INITIAL PLANNING		
Launch April 2013 at Annual Parish Assembly.	Steering group formed.	Open call for volunteers
Designate area to be covered by the plan and 6 week consultation.	Parish Boundary designated as the Neighbourhood Plan Area.	Questionnaire via Parish Magazine Nov 2013
Identify scope & scale of plan.	Number of homes allocated to Kingsclere identified.	Attendance at school & village fetes. Facebook & website set up.
Consultation with residents.	Consultation identifies key issues of concern for residents.	
IDENTIFY POTENTIAL HOUSING SITES		
First 'coarse sieve' - all potential housing sites identified in the Plan Area.	Collate baseline data on sites and area – environmental, social, economic, including housing need; identify other relevant Local Plan policies. Community consultation ongoing.	Presentation to Parish Assembly April 2014.
Shortlist of housing sites based on information gathered.		Second questionnaire July 2014 Business meeting Sept 2014.
EVALUATE SITES / FORM DRAFT POLICIES		
Shortlisted sites assessed URS (AECOM) consultants; Draft policies start to be formed.	Findings presented to community. Key messages taken away & inform further work.	Public meeting Nov 2014 Monthly updates in Parish Magazine & on Facebook
Further sites identified	Further site evidence gathered	
Strategic Environmental Assessment (SEA) started following scoping & opinion from Statutory Bodies.	SEA informed by existing evidence base and adds further information to evidence base.	
Site assessment criteria finalised.	Evidence informs criteria to assess sites	
DRAFT NEIGHBOURHOOD PLAN		
Site assessment & allocation	Evidence base updated as further information added; SEA amended & revised as policies refined and sites scored and selected.	Public Meeting Oct 2015.
Refine policies		Newbury Weekly news article.
Further sites identified	Further site evidence gathered	Updates in Parish Magazine & on Facebook
Review Site Assessment		
Draft plan		Regulation 14 consultation 9 th Jan 2017-20 th Feb 2017.
Consult on draft plan (Reg 14)	Evaluate comments.	
FORM FINAL PLAN		
Amendments & draft final plan, Consultation Statement, Basic Conditions Paper	Final draft of SEA produced.	
Autumn 2017 - formal consultation period (Regulation 15)		

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2.3 November 2013 Questionnaire

2.3.1 In addition to face to face meetings with residents, the KSG agreed to produce a questionnaire which was delivered to every household in the village. The results of the questionnaire can be found at Appendix A.

2.3.2 Regarding future housing development, residents who responded were largely in favour of:

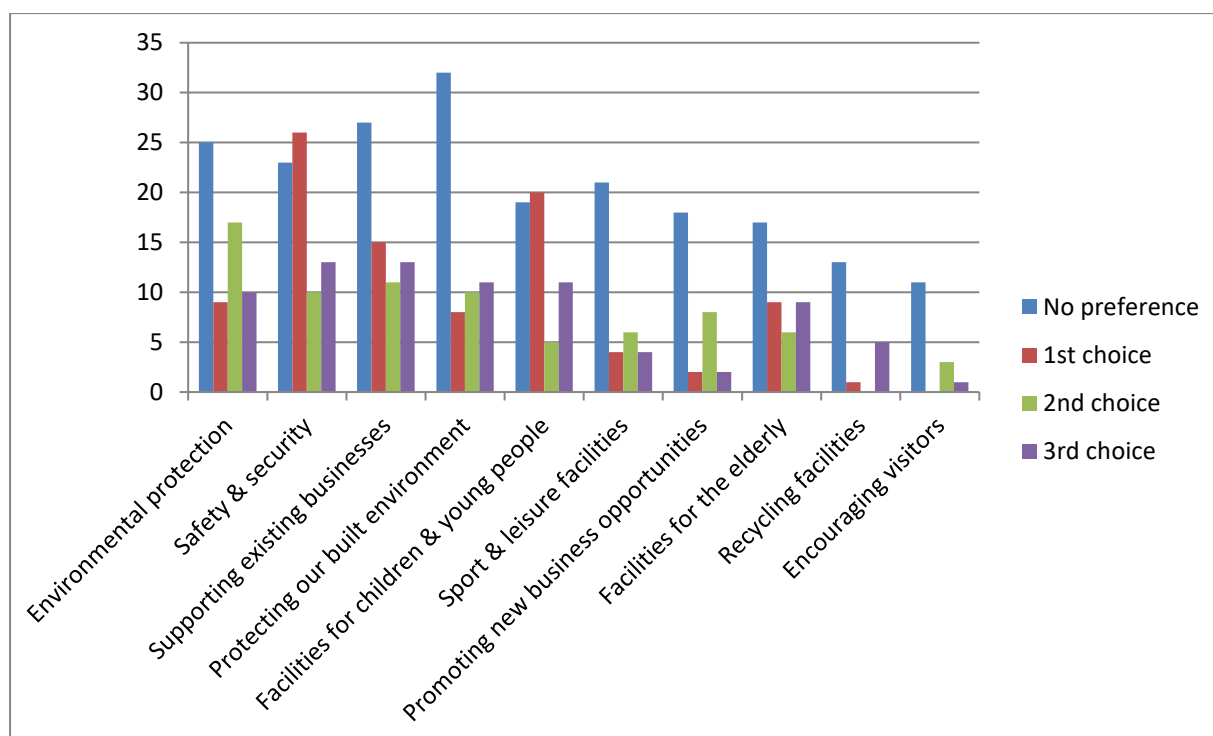
- semi-detached and terraced housing
- two and three bedroomed properties
- affordable private housing and social housing
- housing for local people and families
- development to be on 2, 3 or 4 smaller sites

2.3.3 In addition to development, residents who responded expressed an opinion that:

- no additional community buildings were needed and that it was better to utilize what we have
- there was need for more facilities for children and young people
- there was a need for additional parking within the village
- tighter restrictions needed on HGV's through the village
- were concerned about safety and security of residents
- were concerned about environmental protection.

2.3.4 The original objectives of the Plan incorporated aspects of the Village Plan which are not concerned with development. As a result of the views expressed in the questionnaire the Group agreed that we did not have the resources and time to update the Village Plan as well as identifying sites for future development as required by the Neighbourhood Plan. The Scope and Objectives were therefore revised accordingly.

Figure 2 Questionnaire results. What else would you like to see in the Kingsclere Neighbourhood Development Plan (excluding traffic & parking concerns)?



2.4 July 2014 questionnaire

2.4.1 Concern was expressed by some residents that the previous questionnaire had not been received despite the fact that the group paid for it to be delivered by the Post Office. In light of this the Group agreed to issue a shorter questionnaire which was delivered along with the Kingsclere Tower magazine in July 2014. The results can be found at Appendix B.

2.4.2 Regarding future housing development, residents who responded were largely in favour of:

- bungalows and small private housing for older people
- affordable private housing for young people and families

2.4.3 Comments on traffic and car parking issues and community buildings were the same as those in the previous questionnaire.

2.5 September 2014 Business Consultation

2.5.1 The views of Kingsclere's business community were included through the provision of a questionnaire and a meeting held in the Village Club on 24th September 2014.

Figure 3 Poster advertising the Business meeting



KINGSCLERE NEIGHBOURHOOD PLAN

**MEETING FOR THE
BUSINESS COMMUNITY
OF KINGSCLERE**

WEDNESDAY 24th SEPTEMBER, 7.30pm,

THE VILLAGE CLUB

IS KINGSCLERE A GOOD PLACE SET UP BUSINESS?

**WHAT ARE THE PROBLEMS FOR BUSINESSES IN
KINGSCLERE?**

**WHAT TYPE OF BUSINESSES SHOULD OUR
NEIGHBOURHOOD PLAN ENCOURAGE?**

**WHETHER YOU ARE A SINGLE SELF EMPLOYED PERSON
OR RUN A LARGER CONCERN, DO COME ALONG AND LET
US HEAR YOUR VIEWS**

2.5.2 A total of 120 businesses – from home based sole traders to companies employing several people – were found to be operating in the Neighbourhood Plan area. An invitation to the meeting was personally hand delivered to all businesses (this made sure the Parish Council could update the business directory). The meeting was also advertised on notice boards, on the web and in the Kingsclere Tower magazine.

2.5.3 Despite the effort that went into advertising the meeting the turnout was disappointingly low as were the number of questionnaires returned. There were two main concerns from those who attended the meeting and from the completed questionnaires, namely:

- the main constraint to operating a business in Kingsclere was slow broadband
- better parking provision and control was needed.

2.5.4 Most correspondents regarded Kingsclere as a good place to run a small business, with good connections to nearby towns and the motorway network as well as good local facilities. Results of the meeting and questionnaires were posted on the web.

2.5.5 As there was no development issue raised by the business community, the KSG concluded that no specific policies were required to improve the two business parks or business premises.

2.6 November 2014 Consultation

2.6.1 Work on evidence gathering and site selection was undertaken alongside public consultation. The KSG engaged URS (now AECOM) to undertake a site selection report on eight potential sites for development which was published in October 2014. To discuss the findings, a public meeting was held in the Fieldgate Community Centre on 14th November 2014. The meeting was advertised on the web; in the Kingsclere Tower; on notice boards and in an article in the Newbury Weekly News.

Figure 4 Poster advertising public meeting



2.6.2 The meeting was attended by 71 residents plus the Parish Council and members of the KSG. Information was provided relevant to the Neighbourhood Planning process followed by a presentation by URS on their site selection report. The community was able to ask questions and put forward opinions.

2.6.3 Residents were largely not supportive of the three sites selected for development in the URS report. There were other sites within the parish boundary that had not been considered, and through a straw poll, those present asked the KSG to consider extending the village by using parts of the wider area. The KSG took this comment on board and identified further sites, one of which, Porch Farm, went forward in the final evaluation. Notes of the meeting can be found at Appendix C.

2.7 October 2015 consultation

2.7.1 Following the November 2014 meeting greater interest from residents was shown on the development of the Plan. Articles were published in the Newbury Weekly News and two petitions were circulated opposing two of the sites under consideration.

2.7.2 By the autumn of 2015 the KSG had completed the first site evaluation exercise along with drafting policies which would form the draft Neighbourhood Plan. A further public meeting was held at the Fieldgate Community Centre on 16th October 2015.

2.7.3 The meeting was advertised on the web; Facebook; notice boards and in the Kingsclere Tower. Well over 120 residents attended. A presentation was given on the proposed policies for the Plan and residents were invited to write their comments on notice boards around the hall. A further presentation was given on the results of the site selection process. Both presentations resulted in many questions. A report of the meeting was given in the Newbury Weekly News and a full report of the meeting can be found at Appendix D.

KINGSCLERE NEIGHBOURHOOD PLAN



IMPORTANT PUBLIC MEETING TO DISCUSS OUR NEIGHBOURHOOD PLAN, FRIDAY 16th OCTOBER, 7.30pm, FIELDGATE CENTRE

After meeting four times, our group of volunteers has completed the task of assessing the evidence and have selected sites we will provisionally recommend for future development. Once our consultants have completed their work on the Strategic Environmental Impact Assessment other factors may be brought to our attention which could alter our conclusions plus we are hoping for a good discussion at our public meeting which could inform our final decision. The task proved longer than we anticipated, generating a good deal of discussion within the group. The final scoring was very close for the top two sites – land behind Coppice Road and Fawconer Road. The site at Yew Tree Farm, Basingstoke Road also scored highly, however as this site is within the AONB, we have been informed by BDBC that it would be difficult securing planning permission in view of the fact we have alternative sites, plus the group feel we should not be setting a precedent by recommending building within the AONB. A firm proposal has been received for development at Porch Farm (details are on our web site) for 50 homes. This site scored fourth place. As residents of the village, we need you to consider whether or not you prefer our full quota of 50 homes built at Porch Farm, or if you prefer two, possibly three smaller sites adjacent to the A339.

We will publish our conclusions and the criteria used as soon as we can in time for our public meeting, where we will discuss our conclusions along with other policies/projects we wish to include in the final plan. **Please make every effort to attend this important meeting concerning the future of our beautiful village.**

For further information see www.kingsclere-np.org.uk or contact Sue Adams, 01635 299242, sueadams@madasafish.com, our Parish Clerk, Louise Porton, 01635 298634, clerk@kingsclere-pc.org.uk or give us your questions & comments on Facebook.

2.7.4 The main issue of concern to residents was whether the development should be spread over three smaller sites as recommended by the KSG or whether it should be built on one site, namely Porch Farm. Views were mixed, largely based on where residents currently lived. It was explained to the meeting that the KSG would have to take account of the findings in the SEA prior to making a final recommendation.

2.7.5 Prior to and following the meeting, several comments were received from residents. These were collated and posted on the web, along with comments from the KSG where appropriate.

3. ARRANGEMENTS FOR PRE-SUBMISSION (REGULATION 14) CONSULTATION

3.1 How residents were consulted

3.1.1 From 9th January 2017 to 20th February 2017, the draft Plan and SEA was made available to all stakeholders as part of the Regulation 14 consultation. The consultation was promoted through:

- the Kingsclere Neighbourhood Development Plan web site
- the Kingsclere Neighbourhood Development Plan Facebook page
- a Q & A flyer delivered along with the Kingsclere Tower magazine (See Appendix E)
- posters on all Parish notice boards
- posters in the library, the Village Club, the Fieldgate Centre, the Parish Council office
- an article in the Newbury Weekly News.

3.1.2 Copies of the draft Plan, the draft Site Selection Report and the draft Strategic Environmental Assessment were made available:

- on the KNDP web <http://www.kingsclere-np.org.uk/community/kingsclere-neighbourhood-plan-6471/pre-plan-consultation/>
- the Parish Council office and drop-in centre
- the Fieldgate Centre
- the Library

3.2 Consultees

3.2.1 Notification of the consultation was sent to 23 statutory consultee bodies who might reasonably have an interest in the Neighbourhood Plan. They included Natural England; Environment Agency; Historic England; Basingstoke & Dean Borough Council; Hampshire County Council; the NHS North Hampshire Clinical Commissioning Group; the police authority; Highways England; utility providers (for electricity, gas, water, sewerage and telecoms); environmental interest groups and neighbouring local authorities. Notification of the consultation was also sent to five potential developers.

3.2.2 The list of consultees can be found at Appendix F and details the dates replies were received. Appendix G shows the letter to the organizations invited to comment on the Plan.

3.3 Responses received

3.3.1 In summary, the following responses were received:

- Residents – 25
- Landowners/developers – 5, of which 2 were supportive of the Plan
- Statutory consultees – 7

3.3.2 These responses have been reviewed by the Group and used to inform changes to the Draft Plan prior to releasing the Regulation 15 Submission Plan.

3.4 Summary of all responses and how they have been taken into account

3.4.1 The main topics covered by residents were as follows:

- Most expressed support for the plan, in particular the sites proposed for development
- A few were concerned about the effect on the junction with Ashford Hill Road and the A339.
- A couple of residents supported Policy K10 – Support for community infrastructure projects
- Individual points were addressed where appropriate, including the provision of broadband included in Policy K11 Infrastructure readiness.

3.4.2 B&DBC made 47 comments covering:

- Comments in relation to Basic Conditions
- Drafting
- Clarity of the evidence base to justify Policies
- Potential conflict with the National Policy Planning Framework
- How the SEA informed the final site selection
- Points of detail

3.4.3 Six other consultation bodies commented on the Regulation 14 Pre-Submission Plan.

- Historic England made several comments on policies concerned with Kingsclere's historic character
- Southern Water made several comments on policies relating to the provision of infrastructure

3.4.4 Four landowners/potential developers submitted lengthy critiques of the Regulation 14 Pre-Submission Plan and the SEA. These were the landowners/potential developers whose sites were not recommended for development.

3.4.5 A summary of the responses is included in Appendix H. Appendix H indicates the main issues and concerns raised by the persons consulted and also how these issues and concerns have been considered and, where relevant, addressed in the Proposed Plan.



Appendix A: Results of Questionnaire 2013

The Kingsclere Neighbourhood Development Plan

Section 1

<p>1) Is this form a joint contribution or completed by an individual?</p>	<p>59 Individual responses 89 Joint responses</p>
<p>2) What age(s) are you?</p>	<p>TOTAL 148 forms received</p> <p>18 – 30 12 participants 31 – 50 40 participants 51 – 65 96 participants 66 – 80 70 participants 81+ 21 participants Under 18 3 participants</p>
<p>3) How many adults (over 18) and children (under 18) are in your household?</p>	<p>TOTAL 242 participants</p> <p>31 - 1 Adult 77 - 2 Adults 10 - 3 Adults 3 - 4 Adults 1 - 1 Adult & 1 child 1 - 1 Adult & 2 children 8 - 2 Adults & 1 child 12 - 2 Adults & 2 children 2 - 3 Adults & 1 child 2 - 3 Adults & 2 children</p>
<p>4) What gender(s) are you?</p>	<p>Male 111 participants Female 131 participants</p>
<p>5) How long have you lived in the village?</p>	<p>Less than 5 years - 12 5 – 10 years - 30 11 – 20 years - 39 21 – 30 years - 29 31 – 40 years - 15 41 – 50 years - 18 51+ years - 19</p> <p>TOTAL 162 Note some households comprise residents who have lived in Kingsclere for different lengths of time</p>
<p>6) Which road do you live in?</p> <p>Anchor Rd - 1 Ash Grove - 2 Basingstoke Rd - 1 Bear Hill - 1 Brimley Hill Court - 3 Byfields Rd - 7 Cedar Drive - 11</p>	<p>Newbury Rd - 8 North Street - 5 Peel Gdns - 2 Pennys Hatch - 2 Phoenix Court - 1 Popes Hill - 4 Poveys Mead - 1 Priors Close - 2</p>

Coppice Rd - 3 Cottingham Close - 1 Elm Grove - 1 Fawconer Rd - 3 Fox's Lane - 4 Garrett Close - 10 George Street - 4 Greenacre - 1 Greenlands Rd - 1 Hardys Field - 3 Hook Rd - 6 Keeps Mead - 2 King John Rd - 4 Larch Drive - 1 Longcroft Rd - 8	Queens Rd - 1 Sandford Close - 4 South Rd - 3 Strokins Rd - 1 Swan Street - 9 The Dell - 6 The Hollow - 1 The Litten - 1 The Paddock - 2 The Pellows - 1 Thornley Rd - 4 Wellmans Meadow - 7 Winchester Rd - 2 Yew Close - 1 N/K - 2
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Section 2: About housing needs:

1) What kind of housing is needed in Kingsclere? Multiple choice answer	Apartments - 58 Terraced - 77 Semi-detached - 96 Detached - 54 Bungalows - 68 Other - None 3 Other - Sheltered 1
2) Predominantly how many bedrooms? Multiple choice answer	1 - 25 2 - 86 3 - 97 4+ - 18
3) Who is housing needed for? Multiple choice answer	Local people - 124 Older people - 85 Younger people - 79 Families - 89 Single people - 55
4) List, in order of importance, what you be:	feel our future housing needs should
Affordable private housing No preference - 41 1 st choice - 37 2 nd choice - 22 3 rd choice - 6 4 th choice - 4 5 th choice - 1 6 th choice - 6 7 th choice - 7 8 th choice	Social housing No preference - 13 1 st choice - 25 2 nd choice - 14 3 rd choice - 6 4 th choice - 3 5 th choice - 4 6 th choice - 6 7 th choice - 7 8 th choice
Senior Citizen Bungalows	3 or 4 bed family homes
	No preference - 18

No preference - 27
 1st choice - 7
 2nd choice - 15
 3rd choice - 8
 4th choice - 15
 5th choice - 6
 6th choice - 1
 7th choice - 1
 8th choice

Single person apartments

No preference - 19
 1st choice - 3
 2nd choice - 6
 3rd choice - 17
 4th choice - 9
 5th choice - 7
 6th choice - 5
 7th choice - 4
 8th choice

Larger 4+ bedroom houses

No preference - 5
 1st choice - 3
 2nd choice
 3rd choice - 3
 4th choice - 2
 5th choice - 1
 6th choice - 11
 7th choice - 16
 8th choice - 1

1st choice - 6
 2nd choice - 15
 3rd choice - 15
 4th choice - 7
 5th choice - 11
 6th choice - 10
 7th choice
 8th choice

Senior Citizen sheltered housing

No preference - 16
 1st choice - 4
 2nd choice - 5
 3rd choice - 24
 4th choice - 12
 5th choice - 9
 6th choice - 2
 7th choice - 3
 8th choice
 9th choice - 1

Other:

Small 2 bed houses - 2
 YMCA
 No social housing!
 None

5) Would you prefer future development to be situated on one large site or two, three or four smaller sites?

One large site - 15
 2, 3 or 4 smaller sites - 122
 No preference - 11

6) What style of future development would you like to see?

Style like The Litten or King Alfred Terrace
 Similar to Brimley Hill Court
 Style of Garrett Close
 Compact development with potential for infill
 More spacious homes in a sympathetic style
 Spacious good sized developments with good size gardens
 Smaller bungalows with smaller gardens
 More landscaping & large gardens - 2
 Less uniform in style & layout with gardens - 2

Traditional - 2
 Modern design - 3
 Not too modern
 No more huge eyesores!
 No more mansions!
 Stop building 4 bedroom prestigious housing & plan for our local future generations
 Small areas that blend well - 4
 Smaller affordable
 Within keeping with current styles - 30
 Varied styles for varied requirements - 2
 Large open spaces
 Not too dense
 No town houses – height!
 Low rise - 5

<p>Mixed development - 8 Integrated social & private housing - 4 One bed for single & retired singles Need to provide houses for local young people to keep them in the village A well planned group of mixed style houses & a few senior citizens bungalows & flats for young people Integrated mixed age groups – no ghettos! Retirement village development New build to have off street parking for at least 2 cars - 2 All developments to have off street parking Flats for younger people to rent therefore keeping families close</p>	<p>Not blocks of slate apartments No modern Strokins Road flats Materials that age well Use of local materials Matching roof tiles Sustainable. ‘green’, incorporate solar panels, rain water harvesting, etc. - 11 Infilling - 2 Maximum 20 homes per site No large developments</p>
<p>7) Where do you think future development(s) should be situated?</p> <p>Central plots for older people & families who need the school Infilling - 7 Infill sites within existing SPB - 2 Brownfield not Greenfield - 4 East/West of village Roads leading into the village - 4 Pushing outwards will impact on community & integration creating pockets of isolation Not on AONB - 2 North of A339/B3051 junction East of Fielden Court Behind Hardy’s Field Behind Nelson’s Diner – 2 Field behind Business Park - 2 Union Lane - 3 Business Park & garage Old coal yard at A339 roundabout Near The Fieldgate Centre Fox’s Lane - 11 Ecchinswell Road - 4 Pit area along Ecchinswell Road - 2 Old chicken farm - 8 Underused garage blocks i.e. Oak Close Top of Queens Road</p> <p>8) Are there additional community buildings needed in Kingsclere?</p> <p>No additional community building needed (better utilize what we have) - 43</p>	<p>Catholic Church – redevelop into smaller apartments Swan St for flats & apartments 24 Swan Street Winchester Road - 2 Gaily Mill - 5 No development round Gaily Brook Hollowshot Lane Elm Grove House - 3 Behind Garrett Close - 3 Newbury Road - 1 No development along A339 – would create more traffic problems Alongside A339 - 19 Yew Tree Farm, Basingstoke Road - 6 Back of Poveys Mead - 3 Kevin Close, opposite Sandford Springs - 6 Basingstoke Road - 10 Develop the unused garages in Strokins Rd Don’t allow building of houses by knocking down garages like in Strokins Rd/Ash Grove Rear of Strokins Road - 8 Near to play area in Strokins Road Coppice Road next to Holding Field Old Youth Club site</p> <p>Use Albert Hall in Swan Street Housing should take priority</p>

<p>Co-operation between existing committees running buildings to maximize benefits to the community (thus avoiding under utilization) - 8</p> <p>Fieldgate & Holding Field should be used for sports only</p> <p>Fieldgate should be used better</p> <p>Fieldgate should be further developed - squash court not used enough!</p> <p>Fieldgate needs to provide facilities for children & young people so club activities can be established there</p> <p>Fieldgate needs money spent on it</p>	<p>Additional community building on east of village</p> <p>Extend & renovate existing facilities</p> <p>Gym (like Woodlands in Baughurst) - 2</p> <p>Youth Club - 20</p> <p>Purpose built pre-school - 6</p> <p>Drop-in centre for senior citizens open in afternoons - 2</p> <p>Another Primary school - 2</p> <p>Police Station</p> <p>Facility on Holding Field for changing rooms & toilets for children's sport</p>
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Section 3: About transport needs:

<p>1) What is your main mode of transport? Multiple choice answer</p>	<p>Walk - 61</p> <p>Bus - 40</p> <p>Car - 124</p> <p>Cycle - 8</p>
<p>2) What transport problems are there in Kingsclere?</p> <p>Ashford Hill Rd/A339 junction dangerous</p> <p>Village used as a rat run - 6</p> <p>Too much traffic</p> <p>Mini roundabouts needed by The George & Horn and Swan Street junctions</p> <p>Need pedestrian crossing controlled by traffic lights over the A339</p> <p>Reliable local taxi firm needed</p> <p>Speeding generally - 19</p> <p>Speeding enforcement not done - 4</p> <p>Speeding on Basingstoke Road</p> <p>Speeding on George Street - 2</p> <p>Speeding on Fox's Lane - 2</p> <p>Speeding on Newbury Road - 4</p> <p>HGV's on Swan Street - 3</p> <p>HGV's using pavements to get through the village</p> <p>Too many HGV's - 30</p> <p>HGV's using Newbury Road - 2</p> <p>No public transport to Whitchurch or Winchester</p> <p>Buses don't run down Basingstoke Road</p> <p>Bus services finish too early - 21</p> <p>No Sunday bus services - 8</p> <p>Buses too expensive - 5</p> <p>Need for more frequent bus services - 4</p>	<p>Parking:</p> <p>Lack of parking generally - 23</p> <p>Not enough spaces at health Centre - 4</p> <p>Village Club users parking in King John Road restricting access for emergency vehicles - 3</p> <p>Lack of parking for Village Club</p> <p>Parking on yellow lines - 4</p> <p>Lorries unloading in Swan Street</p> <p>Lack of parking for house owners in village centre - 2</p> <p>Parking in most residential areas seems full</p> <p>Car parks full of local residents cars, no room for shoppers</p> <p>Parking on pavements! - 8</p> <p>Inconsiderate parking</p> <p>Make Swan Street disabled parking only</p> <p>Car parking causing congestion in Swan Street - 21</p> <p>Lack of parking/drop off points round by the school - 2</p> <p>Current practice of residents of Penny's Hatch parking their cars at the back of their properties in Basingstoke Road causing problems for traffic</p>

3) What transport improvements would you like to see? List in order of importance

Tight restrictions on HGV use of village streets

No preference - 55
1st choice - 39
2nd choice - 13
3rd choice - 10
4th choice - 1
5th choice - 3
6th choice - 1
7th choice - 1
8th choice

Pedestrian walkway improvements

No preference - 23
1st choice - 3
2nd choice - 7
3rd choice - 11
4th choice - 7
5th choice - 2
6th choice - 4
7th choice - 3
8th choice

Traffic calming measures

No preference - 33
1st choice - 5
2nd choice - 17
3rd choice - 7
4th choice - 6
5th choice - 1
6th choice - 4
7th choice - 3
8th choice - 1

Cycle routes

No preference - 18
1st choice
2nd choice - 5
3rd choice - 3
4th choice - 6
5th choice - 4
6th choice - 3
7th choice - 2
8th choice - 1

Other improvements you would like to see

Lorry ban
Better hedge cutting on Ashford Hill Road
Traffic lights at peak times when crossing A339
School walking bus scheme - 2

Additional bus services

No preference - 29
1st choice - 15
2nd choice - 5
3rd choice - 4
4th choice - 4
5th choice - 6
6th choice - 2
7th choice - 2
8th choice

Community transport schemes

No preference - 14
1st choice - 1
2nd choice - 5
3rd choice - 9
4th choice - 7
5th choice - 6
6th choice - 3
7th choice - 3
8th choice

Additional public parking

No preference - 41
1st choice - 13
2nd choice - 12
3rd choice - 8
4th choice - 7
5th choice - 2
6th choice - 2
7th choice - 2
8th choice - 1

Speed cameras
Improve state of village pavements
Pedestrian protection along Fox's Lane
Extend & widen Fox's Lane to join Whitchurch Road for South bound traffic &

Roundabout/improvements at A339/B3051 junction - 3	make Swan Street one way for South bound traffic - 2
Parking ban in Swan Street	Pedestrian crossing at the end of Swan Street/Newbury Road or a traffic island
Trains	Parking allocations for Swan Street
Smaller buses at off peak times	Traffic signals at each end of traffic scanning signs
25 mph limit - 2	Traffic signals at bottom of Swan Street – 2
20 mph limit - 4	Smaller delivery lorries for shops
Pedestrian crossing between church & The Crown - 2	No more traffic calming measures – spoils the village and can be dangerous
Additional residents parking - 2	By-pass for north/south route
Cycle route to Clere School	Calculate parking spaces for residents first & then calculate how many additional spaces needed
Parts of St. Mary’s churchyard given over to parking for residents without spaces – revenue could go to the church	

Section 4: About the village services:

<p>1) Do you use any of the village services? Main ones only listed</p>	<p>Chemist - 37 Churches - 20 Dentist - 73 Doctor - 100 Fieldgate Centre - 21 Library - 47 Post Office - 70 Pubs - 30 Shops - 101 Village Club - 38</p>
<p>2) What services are not available in Kingsclere which you would like to see?</p> <p>Fish & Chip shop - 4 Petrol Station - 12 DIY/hardware/ironmongers shop - 4 Bank - 15 Youth Service - 2 Dedicated Police presence - 3 Need more Bobbies on the beat Optician Chiropractist Medical facilities for Chiropractor, physiotherapy Cafe with space for children’s pushchairs More shops Free cash point machine - 3 High speed broadband</p>	<p>Train station Dress shop Skateboard ramp Affordable pub A good restaurant or pub that does good food! Old people’s centre Public swimming pool (use school pool in summer) - 10 Gym - 3 Leaf clearing Pavement improvements Upgraded Fire Station Bakery Composting facilities</p>

3) How will development in the village affect any of the village services? Answers also include views on development in general

More shops = more traffic
School, health centre, shops would benefit - 11
Pressure on Health Centre - 47

Worse parking for Health Centre - 3
 Pressure on school - 34
 Would need an impact assessment of the school & Health Centre
 Development = more reason for a purpose built pre-school
 Services will only improve if more people use them - 3
 Would need more places for children to go - 2
 Concern for overdevelopment - 2
 Higher risk of crime
 Would need more police presence
 Better use of the Fieldgate Centre
 Parking problems would get worse - 15
 Could lose open spaces
 Development would probably benefit services (sustainability) - 11
 Increase in population = more retail development
 Local bus services would need to be encouraged
 Would overstretch services & increase traffic - 10
 Would not negatively affect services
 Increased traffic problems - 14

Section 5: What else would you like to see in the Kingsclere Neighbourhood Plan?

1) Please list in order of importance:

Sport & leisure facilities

No preference - 21

1st choice - 4

2nd choice - 6

3rd choice - 4

4th choice - 5

5th choice - 3

6th choice - 7

7th choice - 2

8th choice - 9

9th choice - 1

10th choice - 8

Recycling facilities

No preference - 13

1st choice - 1

2nd choice

3rd choice - 5

4th choice - 4

5th choice - 3

6th choice - 5

7th choice - 1

8th choice - 1

9th choice - 13

10th choice - 5

Promoting new business opportunities

No preference - 18

1st choice - 2

2nd choice - 8

3rd choice - 2

Environmental protection

No preference - 25

1st choice - 9

2nd choice - 17

3rd choice - 10

4th choice - 10

5th choice - 5

6th choice - 2

7th choice - 4

8th choice - 2

9th choice - 2

10th choice - 1

Safety & security of residents & businesses

No preference - 23

1st choice - 26

2nd choice - 10

3rd choice - 13

4th choice - 5

5th choice - 4

6th choice - 1

7th choice - 1

8th choice - 1

9th choice - 1

10th choice

Supporting existing businesses

No preference - 27

1st choice - 15

2nd choice - 11

3rd choice - 13

4 th choice - 7	4 th choice - 12
5 th choice - 11	5 th choice - 6
6 th choice - 2	6 th choice - 4
7 th choice - 5	7 th choice - 2
8 th choice 4	8 th choice 1
9 th choice 3	9 th choice 2
10 th choice – 2	10 th choice
Facilities for children & young people	Facilities for the elderly
No preference - 19	No preference - 17
1 st choice - 20	1 st choice - 9
2 nd choice - 5	2 nd choice - 6
3 rd choice - 11	3 rd choice - 9
4 th choice - 4	4 th choice - 8
5 th choice - 5	5 th choice - 8
6 th choice - 4	6 th choice - 7
7 th choice - 7	7 th choice - 6
8 th choice 3	8 th choice - 6
9 th choice 1	9 th choice
10 th choice - 1	10 th choice - 1
Protecting our built environment	Encouraging visitors
No preference - 32	No preference - 11
1 st choice - 8	1 st choice
2 nd choice - 10	2 nd choice - 3
3 rd choice - 11	3 rd choice - 1
4 th choice - 6	4 th choice - 3
5 th choice - 3	5 th choice - 3
6 th choice - 7	6 th choice - 5
7 th choice - 6	7 th choice - 5
8 th choice - 4	8 th choice - 4
9 th choice - 2	9 th choice - 8
10 th choice - 2	10 th choice - 9

Additional Comments

Relocate older people living in 2/3 bed houses to smaller developments - 2
 Could cause lack of cohesion if we have new housing bought by commuters with no village interest
 Need to keep ANOB & views
 Need to make Kingsclere a centre for local villages - 3
 Need a phased building programme to cope
 Free recycling facility bus service
 Layout of new houses to take account of neighbours – no new development should be overlooked
 Fear of over-development
 I love Kingsclere village - 4
 Keep & develop the community spirit
 Infrastructure, e.g. drainage is in a poor state. Needs to be looked at prior to development.
 Kingsclere is on the verge of crossing over from being a large village to a small town without the infrastructure to support it
 Don't want to become another Thatcham or suburb of Basingstoke - 2
 No alcohol areas need policing
 More floral displays & tree planting, especially on entrances to village

More green spaces & trees

Social housing should be better managed

We have an aging population so their needs should be a priority

Restrict street signage to a minimum - 2

Less street lighting

Street lights stay on all night & make it hard to sleep. This is a country village where I expect to see the stars at night. The lamps need a shade to reflect the light to the ground.

Improve the state of the pond

People who live alongside Gaily Brook should look after it – it is not important enough for the Environment Agency to do

Vulnerable & isolated elderly people – set up a list of those needing support & form a volunteer group to visit them

New people bring in new talents & ideas and can contribute to our community

Moderate development will allow the village to stay alive, providing housing for local people & new arrivals

Don't use allotments for building

Need footpath – Star to Cottismore

Need a pavement leading up to the cemetery

Need a pavement along Fox's lane

More lighting along the footpath between the river and Cedar Drive/Byfields

More allotments



Appendix B: Results of July 2014 Questionnaire

There were 78 responses in total, 62 plus 16 on survey monkey.

Section 1: About you

Which road do you live in?

Anchor Rd - 3

Ash Grove - 1

Cedar Drive - 2

Coppice Rd - 3

Fawconer Rd - 3

Fox's Lane - 3

Garrett Close - 6

George Street - 6

Greenacre - 1

Greenlands Rd - 3

Hardys Field - 1

Highmans Close - 1

Hook Rd - 1

King John Road - 1

Larch Drive - 2

Longcroft Rd - 2

Love Lane - 1

Newbury Rd - 5

Pennys Hatch - 1

Popes Hill - 2

Poveys Mead - 3

Queens Rd - 2

Sandford Close - 5

South Rd - 1

Stokins Rd - 1

Swan Street - 9

Thornley Rd - 3

Winchester Rd - 3

Wolverton - 1

How long have you lived in the village?

Less than 5 years - 9

5 - 10 years - 15

11 - 20 years - 21

21 + years - 33

How many people live in your home?

1 person - 16

2 people - 36

3 people - 12

4 people - 7

5 people - 3

6 people - 1

What age(s) are they?

Under 18 36

18 - 30 13

31 - 50 46

51 - 65 31

66 - 80 40

81+ 7

Responses represent 173 residents

Section 2: Housing needs

Housing for older people

Bungalows - 32

Sheltered housing - 14

Small rental - 14

Small private - 25

No particular preference - 12

Housing for younger people

Flat/apartment - 29

Semi-detached - 23

Detached - 11

Rental - 20

Affordable private ownership - 32

Social - 12

1 bed - 20

2 bed - 24

Student style multi-occupancy - 6

No particular preference - 13

Housing for families

Social - 20

Affordable private – 38
Rental – 13
Detached – 18
Semi-detached – 20
2-3 beds – 40
4+ bed – 24
No particular preference – 16

Comments on housing needs

A mixture is needed

Affordable housing for all types rental and for sale

Small bungalows for older people to downsize to free up larger homes for families

Affordable housing for people who have always lived in the village

It should be possible for people who have been brought up in the area to afford to buy if they wish to do so or be able to rent if they wish to do so

What we don't need is massive developer driver estates!

Important to safeguard the viability of the village by continuing to develop housing

Is important to keep the village and its facilities alive to enable people of all incomes to remain if they wish to enjoy beautiful surrounding countryside.

Some development is inevitable but mass housing as foisted on Whitchurch and Overton should be avoided if possible

Do not think there should be very much building in/around – not enough facilities.

All new housing to be built within the village envelope all with plenty of off road parking.

Permanent purchase order to use derelict land for use of community planning.

Any future housing should be restricted to sites such as the Fieldgate Centre or land along the A339. Also the fields adjacent Hook road and Queens road bordering the Dell.

After little deliberation I believe the most obvious and viable area to situate 50 houses is the Fieldgate centre. It is grossly under used and lends itself to being the ideal location for a housing development.

Stop messing with this lovely village. It doesn't need to be townified any more. 50 houses? Where? The village is already slowly losing character. And the wildlife will lose any pockets of wilderness. Even more trees will be cut! Build the houses in Basingstoke! Plenty of space can be used there. We tried to sell a part-ownership house two years ago and nobody in the village wanted it. We had to it to somebody from outside of the village. Have you considered the western end of Basingstoke Road? I can't think of anywhere else that wouldn't involve some awful compromise. It is a fantastic place to live, but getting an affordable 4 bedroom house in this village is virtually impossible.

Restrict new housing to those with a village connection to avoid people being priced out. Stop the sale of council housing as this removes the amount of affordable housing and costs more to replace. Do not build on the holding field. Turn the Crown in to housing. The village can't support three pubs as viable businesses'. Force all 3 churches to use St Mary's and turn the catholic & Methodist churches in to housing. After all, they do worship the same god and it's for the good of the community. It would help reduce their costs too.

No new housing outside of the immediate built up areas.

Section 3 Transport needs Listed in order of importance

Restrictions on HGV's use of village streets

No preference - 24
1st choice - 43
2nd choice - 15
3rd choice - 7
4th choice - 2
5th choice - 2
6th choice - 1

20mph speed limit through village

No preference - 24
1st choice - 12
2nd choice - 17
3rd choice - 11
4th choice - 3
5th choice - 7
6th choice -

Additional bollards/dragons' teeth To prevent parking on pavements

No preference - 16
1st choice - 1
2nd choice - 4
3rd choice - 9
4th choice - 11
5th choice - 10
6th choice - 3

Traffic calming measures

No preference - 23
1st choice - 7
2nd choice - 8
3rd choice - 12
4th choice - 10
5th choice - 4
6th choice -

Community speed watch scheme

No preference - 18
1st choice - 1
2nd choice - 2
3rd choice - 5
4th choice - 9
5th choice - 2
6th choice - 12

Additional public car parking

No preference - 13
1st choice - 11
2nd choice - 15
3rd choice - 9
4th choice - 2
5th choice - 3
6th choice - 7

Residents interested in joining a village traffic focus group: Yes 11 No 48

Comments on transport issues

Need police to take an interest in traffic problems

More Police through the village

Need enforcement of traffic laws outside shops

Create a one-way system (Swan St., Bear Hill, Fox's Lane)

Need a roundabout at Ashford Hill Rd./A339

Traffic calming in Longcroft Rd. especially as additional traffic from new houses

Improvements to Anchor Rd./Swan Street junction before there is an accident

Speed cameras needed x 2

Police speed checks

Pinch point at George & Horn is dangerous and should be removed. It serves no purpose.

Remove traffic calming at the Fire Station and the bottom of Swan Street – they are dangerous.

Pavement on Fox's Lane.

20mph on Fox's Lane

Weight limit needed for tractors etc. on roads

Speed of tractors too fast

Need zebra crossings

I am the school crossing patrol. Cars come through the village really fast. Is very hard to cross for children.

Please don't let Kingsclere be overpopulated and full of traffic – the roads are too busy!

Must try and get HGV restriction before somebody is fatally injured.

Living in Queens Road and walking into the village I am appalled at how fast people drive down Basingstoke Road. I see people regularly doing over 50mph. I have young children and it concerns me a great deal.

We moved here 6 months ago and it's a lovely village with a great community. If the speeding drivers could be stopped it could be an even better place to live.

Make road marking clear at Kingsclere trading estate and Union Lane.

Improve bus services.

Improve bus services to other villages and run a water bus for youngsters to use leisure facilities in Newbury & Basingstoke.

Need weekend and public holiday bus services.

Comments on car parking

Grass area at bottom of Bear Hill/Swan St. for residents parking

Additional parking to be made available at 24 Swan Street x 3

Health Centre car park could be redesigned

Parking at Health Centre desired

Medical centre needs more parking but only for those attending the centre. Behind?

Yellow lines on corner of Newbury Rd./Fox's Lane to stop cars parking on the bend

Stop people parking on double yellow lines in village centre

Apply stricter enforcement of parking on double yellow lines on Swan Street.

Stop delivery vehicles parking/driving inappropriately

A car park in Newbury Road, near Cedar Drive entry.

Parking on roads slows traffic down

Encourage Fieldgate parking during the day. It is quite possible to walk to the village centre x 2

Additional parking for Thornley Rd.

Additional car parking at lower end of school field

Cycle parking needed for shops

2 free hours parking during the day. Reinstatement of local police to enforce.

Many little used garage blocks near centre – use for public car parking

Parking on Coppice Rd. is atrocious, especially from 42 upwards

Parking on pavements is really bad

Put parking in along George Street, like there is on Swan Street which is a narrower road

Parking at health centre required

Extend the health center car park around into the school field and also to the left where the dental practice is

To my knowledge there is no requirement for traffic calming. Arguable existing measures have made negotiating the roads more problematic and increased the chances of accidents (Swan St by duck pond & George St by fire station). Enforce no parking at corner of Swan St & Anchor Road. Parking here is a serious accident waiting to happen.

Remove some bollards so we can park outside our house again?

Use the area behind/between the florist and the Crown.

Parking is going to get desperate, unfortunately there's no open space not already in use in some way, I think this is probably our biggest problem after the housing issue.

Section 4: Community Buildings

Additional Community buildings needed? YES 3

NO 19

If so, what & where?

A small gym.

Swimming pool – use the school one? X 4

Rebuild the Youth Club on the Holding Field x 8

Need somewhere where the younger generation can do something productive and be trained whilst having fun.

Problems with youth. Nothing for them to do. Problems with drugs.

Youth club, public swimming pool, both could be catered for at the Fieldgate

Extend the Scout Hut

Fixed fitness equipment for adults

Make better use of what we have x 2

Community buildings need to be managed as one to ensure effective use

NO as current facilities are under used.

Is the Fieldgate used to its full capacity? X 3

Use Fieldgate better and renovate to a better quality

Fieldgate needs good management

More things going on at the Fieldgate centre.

Keep the library instead of spending money on buildings

Keep the library

More shops if we have more houses

Need meeting places for older people who have their own homes

Need to keep local shops and health care. Could do with a great pub.

Focus needs to be put on our existing facilities & businesses to ensure we do not lose them.

Shops down the Basingstoke end of the village so that it reduces the congestion on the village center. A swimming pool at the field gate

Additional open spaces needed? If so where and for what?

Ensure there are additional open spaces in any new housing development.

Need a playground near Queens Road./Poveys Mead

The area between the churchyard & Gailey brook. Clear the bushes west of churchyard, create more public space – perhaps car parking?

Area next to allotments.

The top of Basingstoke Rd., the triangle on the left.

Need public tennis courts at the Fieldgate.

Use the Holding Field for an outdoor jogging track x 2

Malthouse open space could be improved as a quiet place for sitting and picnics in summer

The open spaces are not used. And there already community buildings.

More and better playgrounds

Keep all areas of outstanding natural beauty as open countryside to be enjoyed by the public

Please don't take away the few open spaces which are close to the village centre on the Basingstoke Rd. etc. hopefully there are areas available to build on further outside which would cause less traffic disruption and lack of walking and playing areas.

Other comments

As the community takes on more properties via planned development, does Kingsclere qualify for more police presence?

September 2014

Appendix C: Public Meeting Friday 14th November 2014

Chaired by Cllr John Sawyer

Presentations by: Cllr Sue Adams – NP Group Leader; Stuart Woodin – URS Consultants

Meeting Notes: Sheila Thompson

Attendees: 10 Parish Councillors & NP Group Members; 71 Members of the Public.

Cllr Sawyer - opened the meeting and thanked everyone for coming. He briefly introduced the key presenters and advised on the purpose and format of the meeting; to consider the implications and needs of our Neighbourhood Plan. He then introduced Cllr Sue Adams:

Cllr Sue Adams – presented on the purpose of a Neighbourhood Plan and why we were working on behalf of Kingsclere to produce one. How it will be used to influence the future development of the village in areas of Housing; Environment and Facilities. Currently we will have to provide 50+ houses in Kingsclere over the next 15 years and without a Neighbourhood Plan in place we will have no say on where they go or what form the development may take. This could impact severely on the character of our village. Having a plan means having control over these issues.

We have to be compliant in many ways with Basingstoke and Deane’s Local Plan but this has been rejected by the Minister as having too few houses in their Plan. This means if they are forced to increase their housing allocation, they may pass some of that onto us. If we wish to ensure the housing doesn’t adversely affect our village we need this Plan.

The floor was opened for Questions:

Q: Why did we not join with neighbouring villages in order to present a joint Plan which would have the benefit of providing a wider area for development and have a more integrated impact.

A: We did approach our neighbours but none wanted to take up the offer. It appears some of them were happy for the decisions to be left with BDBC, some did not see the need.

Q: What if there is a “No” vote in our Referendum

A: Our Plan could not be implemented and BDBC will be able to dictate what happens with the development in Kingsclere.

Q: Why are some suitable areas of land not on the map

A: We cannot force people to sell. Whilst there are some areas that seem suitable, if they are not on the map, they are probably not for sale, or have already been ruled out.

Q: If the Plan covers all development up to 2029, if potential sites have been rejected now, could they still be considered later.

A: No - Stuart Wooding will address this in his presentation

Q: Comment – we may be instructed to find sites for 50+ houses ourselves but have we considered the huge impact the development at Manydown will have on us?

A: Yes we share these concerns but have no control over what Basingstoke do in their own area. The Traffic issues will have to be addressed by HCC as part of the Planning Process but this is why it is important that we have our own Plan and controls, so we can have an input on the possible knock on effects for Kingsclere.

Stuart Woodin of URS Presented:

URS have been engaged as Consultants, assessing sites identified through the Plan process for their suitability and viability.

There are three criteria that they have to look at in assessing a site:

Consultation Statement
December 2017

- It is available – there is no point in assessing sites that are not for sale, even if it is possible they may become available in the distant future – if it is not in the Plan it cannot be considered for the duration of the Plan.
- It is suitable – there may be impediments to a site even if it does not appear so at the outset.
- It is deliverable – looking at things such as accessibility; environmental and bio-diversity implications of development etc.

Mr Woodin went on to discuss the sites individually and what they have been able to establish so far. All the sites in Kingsclere have Pro's and Con's and all still need an ecological study to be done. There is NO perfect site.

The floor was opened to Questions:

Q: What can be done to open up the roads to take all the extra traffic.

A: The capacity of the roads needs to be addressed by the Local Plan. We can suggest Traffic Calming measures; new junctions; improved signage etc. Issues on smaller roads can be accommodated in the Neighbourhood Plan.

Q: Can we look very carefully at Gailey Mill and the Water Works as these are valuable and fragile habitats for local wildlife and we would not like to see them destroyed.

A: The Environmental Assessment will pick this up and it will have to be addressed accordingly. It is not our intention to damage any of the ecological benefits of any site.

Q: Gailey Mill site is partly on a flood plain, how can you consider using this.

A: This is recognised and will be addressed by any developer. They will need to demonstrate this can be dealt with in the Planning process.

Q: Development at the Povey's Mead site would impact visually on the village as the site is elevated. How do you address this?

A: The Neighbourhood Plan can develop Policies concerning topography in order to lessen the impact. This is something that can be dealt with in discussions with the Developers. We can write this into our Plans Policies to ensure resident's concerns are dealt with. URS are looking at significant sites in line with National designations...it is up to us to decide what is "significant" to us.

Q: The site behind Fawconer Road, though only designated with very limited development, could still impact severely on the natural landscaping and trees. Could we ensure these are not all cleared away to leave a bare site. Also any access road would be very short and could impact on the junctions already present.

A: It is agreed that there are location access issues but these are being looked into for this site. One possible solution would be to use an existing gate onto the B3051. Regarding trees, again we can write landscaping Policies into our plan to safeguard the natural ecology of these areas.

Q: Why has site KI02 been rejected.

A: Because it is a Site of Importance of Nature Conservation (SINC site) and therefore would not get planning consent.

Q: It had been said before that the Gailey Mill site was not suitable, why is it now being considered.

A: The developers have looked at this site and mitigated environmental issues through their sensitive development plans.

Q: There are large areas within the parish boundary map that are not being considered...why not use them?

A: We are constrained by the By pass to the North; the AONB to the South and the Settlement Policy boundary to the West and East. To add to the current residential area we would have to move the SPB and there would also be issues of infrastructure. 60% – 65% available outside the SPB is not sustainable.

Many commented in support of this suggestion, asking for us to consider extending the village and using parts of the wider area. People were advised that the AONB is only one step down from a National Park and as such cannot be developed. Logistical problems and lack of available land are barriers to extending at other the natural boundaries of the village.

Q: Could we not lobby BDBC to use smaller sites.

A: We will try this approach but we still have to consider whether or not landowners are prepared to release their land for development.

Q: Concern over smaller sites being used for single large house development.

A: There is little we can do if landowners choose to do this. Each will still be subject to planning approval and BDBC will have to refer to our Policies before consent can be given to ensure compliance with our NP.

Q: Expansion of the village will impact on schools, has the steering group any influence in this area.

A: Yes we can assist on provision through a Policy within our Neighbourhood Plan. But Local Authority has a statutory responsibility for the growth of some ancillary facilities. These issues are being considered as with the added pressures on traffic; businesses, health facilities etc.

Q: Once a Neighbourhood Plan is in place can Kingsclere Parish Council control the planning or is this still under the control of BDBC.

A: KPC will work closely with any Developer to ensure compliance with what people want through our NP, but BDBC will still be the Authority for planning submissions.

Q: Will the NP take account of our Rights of Way and ensure they are not obstructed.

A: Yes – R o W are maintained on behalf of the public and controlled through HCC. They cannot be built on.

Q: The figure of 10+ houses, is that a National figure or one decided by the Borough.

A: We are still waiting for the answer to this one.

Q: Site NP6 road is landlocked, would it have to be upgraded

A: This is a material consideration for any site but usual planning rules will apply.

Q: If a site is not named in the NP can a developer still come in.

A: No – not within the lifetime of the Plan 2029 – but there will be regular reviews to ensure we can take account of local changes.

Q: There has been a lot of discussion on just three sites tonight, are we still looking at other sites and are we considering that availability today may be affected by market forces in the future and that these can change quickly. Having a 10-15 year locked in plan may not be the best effective model to work with.

A: Planning has to think ahead. Market forces are essential to planning and we are looking closely at these elements. The NP is all about intention but also has to have a linked timescale to make it viable. We are trying to consider market forces within our plans, working 10-15 years down the line. This 50 we are trying to find room for now is all about identifying possible sites in the short term which will carry us throughout the lifetime of the Plan.

Following a closing address from the Chair, he thanked URS for their presentation and everyone present for their time and input. He invited further comment on the plans, via materials made available at the back of the room.

The meeting closed at 9:35pm

Appendix D: Public Meeting 16th October 2015

MINUTES

Neighbourhood Plan Team Attendees

SA Sue Adams (Chair - NP Team)

JS John Sawyer

DA David Ainsworth

MF Mick Farey

DP Deborah Power

AB Anne Buckingham

VF Vicky Fletcher

NP Nicki Peach

SE Sue Elliott

MH Mark Hurst

Planning Aid Attendee

PT Phil Turner (Chair for Meeting)

A glossary of the acronyms used can be found as an appendix to these minutes

Phil Turner of Planning Aid introduced himself, explained that he was an independent participant and would be chairing the meeting. He welcomed the Kingsclere residents to the meeting, ran through housekeeping and safety, then outlined the proposed structure for the meeting.

Presentation by Mark Hirst on Draft Policies Questions Presentation by Sue Adams on the Neighbourhood Plan Questions Close of Meeting

Members of the Kingsclere Neighbourhood Planning Team introduced themselves, stating how long they had been resident in the village.

Presentation on Draft Policies Mark Hirst

MH introduced himself as a resident of Kingsclere and Chairman of the Kingsclere Cricket Club and explained that his presentation was to outline the policies the team had drafted as part of the Neighbourhood Plan. (Copy of the presentation slides are available on the website)

MH explained that the topics for the policies were based on the feedback the team had received from the residents, and that we had chosen those that had been expressed as important to the villagers. He pointed out that everything the team did had to be based on evidence.

He showed the layers of hierarchy with regard to the compliance that had to be adhered to by the team when producing policies for the Plan, then talked through the slide with some of the draft policies and took some examples to provide more detail on.

Everything that is proposed in the Plan, developers should comply with "40% of the housing should be "affordable", and that housing should be allocated only to those with a local connection " Safe pedestrian access to the footpath network

Finally, he outlined how the residents could help the team with the Neighbourhood Plan, by providing feedback via Facebook, contacting us by email or phone, or contacting us via the website.

Questions

Len Potts of Garrett Close asked why it had been limited to only 40% affordable housing in policies, as he felt it would be desirable for all to be affordable.

MH explained that we have to comply with the rules governing Neighbourhood Plans and in addition that if the percentage was higher than 40%, it would be unlikely a developer would build, as it would not be economically viable.

PT explained the BDBC policies state 40% of new developments should be “affordable” and that they should be allocated to those with a local connection.

Michael Emmett of Fawconer Road expressed concern over the access to the Fawconer Road area, pointing out that there were 3 – 4 coaches at the bus stop in the morning rush hour which caused a major issue with traffic. He suggested some of the team visit the area to evaluate the difficulties.

MH explained that any access must comply with BDBC policies, which should take account of such issues.

Nadine Eads of Wellmans Meadow asked for clarification of what qualifies as affordable housing.

PT explained that the definition for “affordable property” was 20% below market value, and that the Government was proposing to introduce a right to buy scheme for housing scheme properties.

There was some lively discussion about the subject throughout the hall at this point regarding what the definition of affordable should be, reminders about what had happened to King Alfred Terrace which had been built to be affordable housing but had been sold on, etc.

MH suggested that the team would take note that, if possible, the NP would contain policies to ensure that people were not able to “profiteer” from being allocated affordable housing.

Fiona Sawyer of Swan Street asked for clarification of the point that MH made that it was 40% of the affordable housing that should be allocated to people with a local connection.

MH confirmed that was how the policy was written, which Mrs. Sawyer said was not acceptable.

(NOTE: This needs to be checked, as the rest of the team does not think it is correct that it is 40% of the 40%, but it should be the whole of the affordable housing, ie 100% of the 40%)

Peter Woodman of The Dell stated we need to be clear on what the difference is between affordable and social housing, as developers are very good at finding plausible reasons not to build the affordable housing.

PT explained the affordable housing policy was contained in the BDBC emerging plan, which can be viewed on the BDBC website.

Peter Woodman asked if the team could tell the audience how many people are on the list for affordable housing and was told it was 33.

MH pointed out that the team was doing what it could to address the issue by making it a policy in the NP that goes a step further than the BDBC emerging local plan and ensuring that the allocation for affordable housing is only for those with a local connection

David McDonald-Milner of Swan Street asked what the actual money amount is that quantifies affordable housing.

MH reiterated that it was 80% of market value, and pointed out that it was not possible to give an actual amount, since the NP was a document of 15 years' longevity so the value would change within that time, and it would also be dependent on what size and type of property.

Nigel Cook of Wellmans Meadow asked if there was a cost per acre figure that could be established as part of the NP process.

PT replied that this would not be relevant to the process.

Lynne Baker of Basingstoke Road asked if it was Policy based that it was 40% of the 40% affordable housing that would be allocated to those with a local connection.

PT replied that residents concerns regarding this would be taken into consideration.

Danielle Auld of Garrett Close asked if the houses comprising the 60% of standard housing would be mixed types, and asked if consideration could be given to having some bigger houses, for example 4 bedroom houses, so that Kingsclere residents could stay in the village as their families grew.

MH replied that we have a policy in the Plan that states developments will be supported where they are a mix of housing across any one site that is developed, even if a single developer were developing more than one site.

Presentation on Draft Neighbourhood Plan sites Sue Adams

SA introduced herself as a Kingsclere resident of 25 years, living on the corner of Garrett Close and Newbury Road, and a Parish Councillor.

She introduced her presentation, explaining it would cover what we can and cannot do, the criteria which were used to whittle down the original sites and the evidence the team used. She then explained she would go through the sites individually and the issues which each raised because no one site was ideal.

She explained that 2 years ago the team began looking to identify potential sites for development, initially using three documents, BDBC SHLAA – a document that looks at sites that could be developed, and the BDBC Local Plan and Kingsclere Parish Council Affordable Housing list.

By using those documents, the team identified approximately 20 potential sites. These were whittled down to 8 sites owing to being too small (only developments of 10 dwellings or more qualify as development towards our allocation in the Local Plan), not available because the landowner was not willing to consider selling or there were covenants preventing development, such as the Holding Field and Priors Mill.

The team then engaged specialist consultants, URS, to provide technical expertise at identifying which of these sites were the best. They recommended the sites at Gaily Mill, Poveys Mead and a site between the A339 and Fawconer Road.

SA showed the audience the map, pointing out the current settlement boundary indicated by the black line. All the sites except Gaily Mill are outside the current boundary.

SA then explained the further processes the team used by liaising with various bodies like BDBC to further whittle down the number of potential sites:

After the previous public meeting, the team had feedback the sites at Gaily Mill and Poveys Mead were not popular. ☒ The land at A339/Basingstoke Road was a BDBC Designated Amenity and the Council wrote to the team to inform them that they would be very unlikely to give up the space. On further discussions with BDBC, the team decided it would be fruitless to pursue this option further. ☒

The sites at Coppice Road and Strokins Road were re-introduced as potential sites, because the developers had worked very hard at mitigating the team's original concerns and come back to the team with amended proposals. The Aggregate Dump at the corner of Newbury Road was not going to be reviewed by HCC until 2017. This site was discounted as a result. Subsequent to the last meeting, the landowner of Porch Farm had approached the team with the suggestion that he would be willing to make some land available for a development. A developer engaged by the owner of Yew Tree Farm approached the team out of the blue proposing a possible site, but have now (as of 13th October 2015) withdrawn the offer of availability.

This left the team with a possible 6 sites for evaluation. SA explained that policies in any NP have to be in accordance with the Local Plan, the BDBC emerging plan is out for inspection at the moment. It is hoped this will be signed off by the Secretary of State in Spring 2016.

Kingsclere and other local NP's are working to the current Local Plan, as advised by BDBC. The strategic policies contained in this that apply to Kingsclere are:

50 houses must be built within the 15 year period of the NP 40% of these must be "affordable" The NP must comply with EU and UK Law All policies must be supported by evidence An SEA must be carried out

The evidence used by the team to evaluate the sites included

Meetings with Planning and Landscape Officers Meetings and other liaison with developers Input from our technical consultants, URS Kingsclere Design Statement Kingsclere Village Plan Census information (which identified that Kingsclere has a generally ageing population) MAGIC (a website containing data from Natural England and Environmental bodies) Social housing figures North Wessex AONB planning Tree Warden OS maps showing RoWs Land Registry for covenants BDBC Local Plan Evidence from developers (not publicly available as we have not paid for it) Maps Heritage Association Conservation Area appraisals Various publicly available documentation on individual sites Consultation with residents via questionnaires and public meetings with residents and businesses

The baseline criteria which the team used to evaluate the sites were:

Availability of the land – i.e. whether the landowner was willing to sell If the site was large enough to support a minimum of 10 dwellings Whether the site was in or adjacent to the SPB That there were no covenants preventing building on the land If development on the site would be viable – ie whether utilities could be connected and the development would be economically possible for a developer Criteria from Planning Aid (the Royal town planning institute)

The team also consulted Overton's NP, as they are further in the process than Kingsclere, and had many of the same issues as Kingsclere with their potential sites, and those criteria that were relevant to Kingsclere were used by the team. A weighting system was used, so those items that had been expressed and important to the residents of Kingsclere were weighted higher (for example the AONB was high, and proximity to a bus stop, low)

The total possible score for each site was 202, and the team evaluated each item for each site, giving each its weighted score.

SA explained a few of the issues that were considered to be relevant to all the sites:

that access was a contentious issue for each of the sites, and that safety was the primary concern for the team

The term "visible from RoWs" referred to distant RoWs, because each of the sites was visible from RoWs within the village The historic environment was considered very important as there are many buildings of architectural importance in the village Parking is a very big issue for all sites as it is a major problem within the village as a whole

SA then outlined where each site placed after our evaluation and the basic reasons they placed where they did. (Figures in brackets the number of dwellings for the site proposed by the Developer and proposed by the Consultants):

6th (last) place Gaily Mill (Dev 30/Con 40)

The site is partly in Flood Zones 2&3 ☐ The developer's own survey confirmed that habitat for rare species would be disturbed/lost ☐ Gaily Mill is a Listed Building and the site is within the conservation area. ☐ The access from Winchester Road was perceived to be a problem (similar to other sites)

In summary, unless other information comes to light that would materially and substantially change the situation, Gaily Mill will not be put forward as a proposed site for development. (General applause, and Marie Gundry expressed great pleasure at this decision)

5th Place Povey's Mead (Dev 38/Con 40)

There is no map available, as there is no proposed plan from a developer. (Part of the land has been sold to a local resident, so that part is no longer available for development)

The AONB Planner and BDBC Planner have said planning would be unlikely to be permitted on this site, as the land rises at the back, and is consequently visible from the AONB. Priority has to be given to sites which are not visible from the AONB. ☐ Access would be extremely likely to be highly detrimental to other properties because of the way the road twists round the site.

In summary, unless other information comes to light that would materially and substantially change the situation, Povey's Mead will not be proposed as a development site.

4th Place Strokins Road (Dev 16/Con 14)

There is an issue with the site being used as open space, although it is not officially designated as such. There is a SINC on part of the site – although not on the part being proposed for development Access is proposed to be provided by demolishing the garage block, and providing replacement parking at the other end of the block. Sentinel (now Vivid) has agreed to demolition so the road could cut through. There is a great deal of on road parking in this area.

3rd Place Porch Farm (Dev 50/No figures from consultant)

It has been difficult to identify precisely which piece of land was available, as the landowner had not been totally clear on the point. A few sites, including a large field, had been offered but the team rejected this as it was far bigger than our requirement for 50 homes. The final proposal was received a few weeks ago. ☐ There is an issue that it is visible from the AONB in the distance. ☐ Access will have to be provided via the A339 ☐ The existing footpaths will remain (it should be noted the edge of the field is not the designated footpath, instead the footpath forms a diagonal route across the field) The developer is proposing a new footpath on the boundary of the Marsh Playing Field ☐ The buffer strip next to Wellmans Meadow, Keeps Mead and Garrett Close is BDBC-owned land and will remain intact. The developer will provide screening to the south and west of the site..

The properties on Newbury Road will see the development, but not Keeps Mead, Wellmans Meadow and Garrett Close.

2nd Place Coppice Road (Dev 26/Con 36)

Access would have to be provided via Ashford Hill Road. A feasibility exercise had been undertaken to provide via Oak Close, but this was identified as unsuitable. ☐ Access would go across the SINC – although it is highly debatable whether the rare flora and fauna are still there, as the SINC has fallen into disrepair over many years. ☐ The narrow end of the site shown on the map would be landscaped to make it into an open space

1st Place Fawconer Road (Dev 19/Con 12)

Access is a considerable issue and would have to be provided via Ashford Hill Road. The last transport survey to be carried out for the area dates back to 2004, so the developer will very likely have to commission a new one. ☐ Part of the site will be landscaped to provide Public Open Space

The results of the evaluation process makes it clear that the two options available to the village are either to use Porch Farm to provide all 50 dwellings, or a combination of the three smaller sites at Coppice Road, Fawconer Road and Strokins Road to provide approximately 50 (The combination of those three sites do not add up to 50, thus it may be necessary to allow a very few more than exactly 50 to make it economically feasible for the developer/s)

SA explained the next step will be for our consultants to complete the SEA. It is a legal requirement as part of the NP process, and it is expected that it will be finished in the New Year. The team is not in a position to make any further decisions until that is done.

SA requested that the residents provide the team with their feedback and views on the possible two choices, so that once the SEA has been completed, we can use those as part of the decision-making process as well.

Once the NP is written, it is submitted to an independent examiner for them to check its compliance against EU and UK Law.

After this, there is a six week consultation period with the residents and the final plan is presented in referendum to all those eligible in the village for their vote. There is no option to choose sites after this point; the plan must contain the final decision on the potential site(s) and the referendum will be worded simply "Do you support the Kingsclere Neighbourhood Plan" as laid down in the Regulations.

SA reinforced the risk the village faces, that if Kingsclere does not have a NP, we will forfeit any right to a say over where development takes place; developers will decide what makes economic sense to them, submit plans to the Council, and the Planners will have very little argument to turn even large developments down without a NP.

Questions

Fiona Sawyer made a very kind public thanks to Sue and the team for the huge amount of work that they had done. There was general enthusiastic applause and expressions of thanks from the audience.

Roger Jones of Newbury Road asked why there was such a difference between some of the figures for the number of dwellings proposed by developers and the consultants' figures.

PT replied that the consultants were likely to consider only what could physically fit the plot size, whereas developers' figures were also predicated on their ROI, and they were likely to have a higher number of larger properties in their proposal to increase their profit.

SA pointed out that these were only proposals, and not set in stone. The team has an opportunity to ask the developer(s) to reconsider, based on evidence and feedback from the residents.

Nadine Eads (address as previous) asked what guarantees the team could give that the other sites identified as potentials would not be developed.

JS replied that NPs were being written were for a fifteen year period, so the Kingsclere NP should last until 2029, notwithstanding that, none of us has a crystal ball, and we cannot legislate for future Governments passing new laws which might supersede NPs.

PT pointed out that planners have to follow the rules, and where a locality has a NP passed by referendum, developments must follow that plan unless material reasons can be provided.

Peter Newport of Fawconer Road asked if there were going to be any account taken of the many accidents that have taken place around that area, given the access that would be required via Ashford Hill Road.

AB reiterated an earlier point made by both MH and SA that the NP must have evidence to back up any decisions, policies or projects, and asked if they could provide any evidence for the accidents mentioned, as the team had tried to find empirical evidence of accidents and would value any help from the audience. Jayne Verney kindly agreed that she would be able to provide some information and would leave her email address.

Lynne Baker of Basingstoke Road asked if the Doctors' surgery and primary school had been consulted to ensure that they would be able to cope with additional residents.

MH mentioned that with developments there would be CIL payments from the developers, from which a contribution to community amenities of this kind, if necessary.

Lucy Wells of Fawconer Road asked how accurate the drawings were, saying the Fawconer Road proposal looked as if some of the dwellings looked like flats and others like houses, and wondering if this was correct.

MH replied that these were indicative plans from the developer, and thus not necessarily what would be the final proposed plan. In any event all proposals would be subject to usual planning regulations, and with the opportunity for locals to object.

Pam Kitch of Wellmans Meadow told the meeting that when the A339 bypass had been put in, the residents of Kingsclere were told that the strip between the A339 and the housing would be a public amenity.

MH replied that it had not been designated as a public open space.

VF said that the area was designated as a green strip, and that developers had proposed to put alternative open space in, as part of their proposals. The A339 land is privately owned in the Green Infrastructure, along with RoWs

James Cruickshank of Basingstoke Road asked how the team will make the final decision, as the decision cannot be made in the referendum.

SA replied that the SEA will provide some of the evidence for us. She read out some of the document which explained the process.

Paul Watson of Hook Road asked who makes the final decision on the mix of housing, and whether it would be based on demand from the Housing List.

MH replied that the mix will be decided by the developers. BDBC will decide whether plans would be approved, guided by our plan.

JS reminded the audience about the planning process and the possibility for objection.

Michael Emmett Fawconer Road asked if maps and plans would be available for public viewing, as well as precise proposals for the referendum.

PT replied that indicative plans should be available, but more than that could not be guaranteed as it was dependent on the developers. He reminded the audience that the NP would only be passed if more than 50% of those who voted, vote yes.

DP reiterated the point that the village would need a yes at referendum with the policies we have agreed. This would mean that developers could not have a free for all, and submit plans for much higher numbers of development properties. It was vital that we had an NP, otherwise our views will not be taken into account.

Amanda Wilson of Newbury Road asked if it would be possible to split the development between Porch Farm and the three sites along the A339.

MH replied that although the team understood the desire to keep development to a number of very small sites, the reality was that it was highly unlikely that developers would be interested in such a prospect, because it would be an unattractive business proposition for them.

Len Potts asked if the number of 50 properties at Porch Farm would actually turn into 230, because from a strategic point of view, that looked more likely to him.

MH replied that as it stood, it would not, within the life of the plan (i.e. to 2029) but that his personal opinion was that once the physical boundary had been breached, that his view was that it would increase at some point in the future.

NP pointed out that within the next 20, 30, 50 years that would be inevitable anyway, given the ever increasing requirement for more housing in the village, and that the younger residents currently living with their parents would need their own housing in the future.

Jamie Mills said that it made more sense to choose the Porch Farm development, with the requirement for affordable housing.

MH replied that the 40% requirement for affordable housing was a legal requirement.

Mr Mills replied that from the developers' point of view, economies of scale could be made on a larger development which might benefit the village.

Fiona Sawyer asked if provision of access road would come out of the CIL payment, or if it would be considered to be part of the building costs attributable to the development.

PT replied that the cost of access roads would be included by the developer as part of the overall development costs when considering viability. The 40% affordable housing is also included by the developer in their costs.

Pam Kitchen asked if there was any possibility of writing a policy in the NP to ensure that affordable housing would be protected from being sold for profit, given the experience of King Alfred Terrace.

MH read out the Affordable Housing rules from the You.Gov website.

Fiona Sawyer mentioned that this was a Government policy matter, so the NP team had no power over this.

Mrs. Kitchen asked we could put in a covenant to prevent the housing from being used for open market purposes.

SA reminded that the NP has to be in conformity with the regulations, so we may not be able to put in such a covenant.

MH said the team would be happy to take the issue away and see what might be possible.

Ken James of Knowl Hill asserted that the proposed figures showed that there would be only one new affordable house per year.

MH explained that although the total number of houses was 50, and that 40% of that would be affordable, the figures cannot be extrapolated in this way. The economics of the situation actually meant it was much more likely that development would take place in one large project in the case of Porch Farm, or two large projects, if the other three sites is chosen.

Andrea Morley of Frogs Hole mentioned that the old oak trees provided a natural boundary, and felt that the Porch Farm development would be the thin end of the wedge. She felt the combination of the other three sites was a better option, as they are more contained.

Nadine Eads said there was no mention of demographics with respect to age.

AB mentioned that documentation was available on the website.

Gary Shergold (Fawconer Road) mentioned that the proposed access for Fawconer was a very bad idea.

PT asked him and the audience generally to please make any points, observations or opinions to the team via the methods outlined earlier; that is email, Facebook or contact via the website.

PT brought the meeting to a close, thanking the audience for their attention and a very good, intelligent range of questions. He thanked the NP team for their attendance and the presentations.

Appendix E: Pre-Submission Plan Q & A



1. What is the Pre-Submission Plan?

This is the draft Kingsclere Neighbourhood Plan. Regulation 14 of the Neighbourhood Planning 2012 Regulations state that "... a qualifying body must publicise the draft neighbourhood plan for at least six weeks and consult any of the consultation bodies..."

2. Who is "the qualifying body"?

Kingsclere Parish Council

3. What is the purpose of this consultation?

This is your opportunity as residents of the parish of Kingsclere to read and comment on the draft Neighbourhood Plan before it is formally submitted to Basingstoke & Deane Borough Council (B&DBC).

4. How long is the consultation period?

The consultation period runs from 9th January to 20th February 2017.

5. Where can I find the pre-submission Plan?

It will be available from 9th January on the Kingsclere Neighbourhood Plan web site: www.kingsclere-np.org.uk Alternatively copies will be available to view in the drop-in centre opposite the Parish Council office in the Village Club, the library and the Fieldgate Centre.

6. What happens at the end of the consultation period?

The Neighbourhood Planning Group will consider all comments and if necessary, will make amendments. It would be helpful to the NP Group that if you disagree with any of the policies in the plan that you provide evidence in support of your views. Following this, the Plan will be formally submitted to Basingstoke & Deane Borough Council (Regulation 15).

7. What do B&DBC do?

The Planning Department at B&DBC will assess the draft Plan to ensure it conforms with the strategic policies contained in the Local Plan 2011 - 2029. Any concerns will be sent to the NP Group who will revise the Plan accordingly.

8. Will residents have an opportunity to comment again?

No, this is why it is important we receive your comments on the Pre-Submission Plan.

9. What happens next?

Once approved, B&DBC will appoint an independent external examiner who checks that the Plan conforms with all relevant national and EU legislation. Once approved by the Inspector, B&DBC will arrange for the referendum.

10. Who will be eligible to vote?

All residents of the Parish of Kingsclere who are registered to vote.

11. How many votes does the Plan require?

The Plan will be adopted if it receives 50%+ of all votes cast.

12. Will the plan then be made?

If the plan passes the referendum it will form part of B&DBC's Development Plan. The Development Plan consists of the Basingstoke and Deane Local Plan, the Hampshire Minerals and Waste Plan and any "made" Neighbourhood Plans. All subsequent decisions on planning applications must be made in accordance with the policies in the Development Plan, including the Neighbourhood Plan, unless other material considerations indicate otherwise.

13. What happens if the plan is rejected at the referendum?

There would be no controls on development in Kingsclere. Planning applications could be approved for any of the rejected sites in and around the village so we could end up with far more than 50 houses. We would also have no say over the type and style of new developments.

Published by Kingsclere Neighbourhood Planning Group www.kingsclere-np.org.uk

Appendix F: Regulation 14 consultees

Statutory consultees

Ref	Consultee	Method	Contact	Sent	Received
S1	Hampshire County Council, Economy, Transport & the Environment Department	Email	planning@hants.gov.uk neil.massie@hants.gov.uk	9-1-17	20-02-17
S2	Environment Agency (West Thames Area)	Email	enquiries@environment-agency.gov.uk	9-1-17	23-03-17
S3	Highways Agency	Email	Ha_info@highways.gsi.gov.uk	9-1-17	13-02-17
S4	Natural England Consultation Service	Email	enquiries@naturalengland.org.uk	9-1-17	02-03-17
S5	Historic England	Email	southeast@HistoricEngland.org.uk Lloyd Sweet, Robert Robert.LloydSweet@HistoricEngland.org.uk	9-1-17	20-02-17
S6	BT Openreach	Email	newsitereceptiongeneral@openreach.co.uk	9-1-17	None received
S7	AMEC	Email	Colin.matthew@amecsw.com Colin.matthew@amecfw.com	9-01-17 13-1-17	Bounced None received
S8	Scottish and Southern Energy	Email	Systems.planning.south@sse.com customerservices@southern-electric.co.uk	9-1-17 10-1-17	Bounced None received
S9	Southern Water	Email	developerservices@southernwater.co.uk planning.policy@southernwater.co.uk	9-1-17	Wrong email 9-02-17
S10	Hampshire Constabulary	Email	postmaster@hampshire.pnn.police.uk	9-1-17	None received
S11	Homes and Communities Agency	Email	mail@homesandcommunities.co.uk	9-1-17	None received
S12	NHS North Hampshire Clinical Commissioning Group	Email	NHCCG.Enquiries@nhs.net	9-1-17	None received
S13	North Wessex Downs AONB	Email	info@northwessexdowns.org.uk	9-1-17	None received
S14	Thames Water	Email	customer.feedback@thameswater.co.uk	9-1-17	None received
S15	Basingstoke & Deane Borough Council	Email	Vashti.Gooding@basingstoke.gov.uk	9-1-17	20-02-17
S16	British Gas	Email	customerservice@britishgas.co.uk	9-1-17	None received
S17	St. Marys PCC and Methodist Church	Email	administrator@clerewoodlands.org.uk wendy.morgan1a@btinternet.com	9-1-17	None received None received

Local Councils bordering the Neighbourhood Area

Ref	Consultee	Method	Contact	Sent	Received
C1	Ashford Hill and Headley Parish Council	Email	ashfordhillheadleyipc@hotmail.co.uk	9-1-17	None received
C2	Ecchinswell, Sydmonton and Bishops Green Parish Council	Email	clerk@ecchinswell-pc.gov.uk	9-1-17	None received
C3	Whitchurch Town Council	Email	clerks@whitchurch-hampshire-tc.gov.uk	9-1-17	None received
C4	Overton Parish Council	Email	clerk@overtonparishcouncil.gov.uk	9-1-17	None received
C5	Hannington Parish Council	Email	chrispottinger@live.co.uk	9-1-17	None received
C6	Baughurst Parish Council	Email	clerk@baughurst-pc.gov.uk	9-1-17	None received

Landowner/Developer consultees

Ref	Consultee	Method	Contact	Sent	Received
L1	Turley Associates Ltd.	Email	simon.packer@turley.co.uk hannah.pearce@turley.co.uk	9-1-17	20-02-17
L2	Barton Willmore	Email	Mark.Utting@bartonwillmore.co.uk planning.secretaries@bartonwillmore.co.uk	9-1-17 9-1-17	1. Left BW 2. 20-02-17 (5 emails)
L3	David Wilson Homes	Email	ian.blair@dwh.co.uk	9-1-17	20-02-17
L4	Linden Homes	Email	Samuel.Mogridge@lindenhomes.co.uk mandyowen@boyerplanning.co.uk	9-1-17	20-02-17
L5	Linda Aylette Yew Tree Farm, Basingstoke Rd., Kingsclere, RG20 5NT	Letter	Yew Tree Farm, Basingstoke Road, Newbury RG20 5NT	12-1-17	None received but response received from Thakeham
L5	Thakeham	Response by email re: YTF letter	katherine.munro@thakeham.com		17-2-17

Appendix G: Notification of Public Consultation 2016

Kingsclere Parish Council

37 George Street
Kingsclere
Newbury
Berkshire
RG20 5NH



Tel: 01635 298634

www.kingsclere-pc.org.uk

Dear Sir/Madam

Notification of Public Consultation of the Kingsclere Pre Submission Neighbourhood Development Plan, 2011 to 2029 under Regulation 14 of the Localism Act 2011.

Kingsclere Parish Council is pleased to announce that, following three years of tremendous work by volunteers from across the parish, the Pre Submission Neighbourhood Plan has been released for public consultation and comment under Regulation 14 of the Localism Act 2011. In accordance with this Regulation the consultation period will run from Monday 9th January 2017 to Monday 20th February 2017.

You are being consulted as you have been identified as a statutory body or consultee. You can view the Plan by visiting the Neighbourhood Plan web site at <http://www.kingsclere-np.org.uk>. There you can download the Plan and supporting documents, which are also available to view at the Parish Council office on Mondays and Wednesdays 9.30am to 11.30am.

The documents consist of:

- The Kingsclere pre Submission Plan
- The Site Assessment Report
- The Strategic Environmental Assessment

Other background documents can be found on the Neighbourhood Plan web site.

Representations in relation to the Kingsclere Neighbourhood Plan should be sent to Kingsclere Parish Council and must include the submitter's name, address and post code.

Kingsclere Parish Council
37 George Street,
Kingsclere,
Hampshire,
RG20 5NH

Email: clerk@kingsclere-pc.org.uk

All representations must be received at the above address by midnight on 20th February 2017.

Regards



Mrs Louise Porton
Parish Clerk
KINGSCLERE PARISH COUNCIL

Appendix H: Comments and KNDP group responses from the Regulation 14 consultation

Statutory, developer and resident's responses

Consultee	Report reference	Comment	KNDP response
Hampshire County Council	Paragraph 4.1.2	<p>Paragraph 4.1.2 of the Pre-Submission Neighbourhood Plan is currently worded as follows: “.....Archaeological evidence shows that the parish has always been a popular place to settle and finds from Stone Age times onwards are recorded in the Treasures of Hampshire.”</p> <p>The County Council can confirm that ‘Treasures of Hampshire’ is no longer available online and has been replaced with a much more user friendly and accurate website. With this in mind the County Council recommends that paragraph 4.1.2 of the Neighbourhood Plan is redrafted as follows: <u>‘The parish of Kingsclere lies roughly equidistant between Basingstoke and Newbury, close to the North Hampshire border, and covers about 5 square miles of attractive countryside. Archaeological evidence recorded in the Hampshire Archaeology and Historic Buildings Record (AHBR) shows that the parish has been settled from the Palaeolithic period onwards. Much of Buildings Record (AHBR) shows that the parish has been settled from the Palaeolithic period onwards. Much of this data is available to view online in the ‘Atlas of Hampshire’s Archaeology’.</u> https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/archaeologyatals</p>	Accepted
	Strategic Environmental Assessment page 77	<p>It should be noted that recycling facility provided at the Fieldgate Community Centre is an unmanned bring site for recyclable material (e.g. glass) and this is provided by Basingstoke and Deane Borough Council under their statutory function as a waste collection authority. Hampshire County Council as the waste disposal authority is responsible for provision of Household Waste Recycling Centres. The HWRC located at Newtown Road in Newbury is provided by West Berkshire Council. Kingsclere residents are able to access this facility by showing a permit on entrance. However, this is a</p>	Noted

Consultee	Report reference	Comment	KNDP response
		transitional arrangement for 12 months until the end of December 2017 and there is no guarantee that this arrangement will be extended beyond this date.	
	Transport assessment	Any new development sites will be subject to planning permission and more detailed highway matters (including impacts on the wider transport networks and any necessary mitigation) could be raised at that time as part of the determination process.	Noted
	Flooding	As Lead Local Flood Authority (LLFA) the County Council has a number of roles in relation to flood risk from groundwater, surface water and ordinary water courses. LLFAs are required to prepare a Local Flood Risk Management Strategy for their areas which it is recommended should be reflected in Neighbourhood Plans.	The HCC map of historic flooding events in Kingsclere shows no flooding for the 3 proposed sites. Suggest map be included in the SEA. AECOM to respond.
Environment Agency	Section 4.2 Landscape	Although no sites are being allocated within Flood Zones, there are areas at risk of flooding through the plan area. We recommend it would be worthwhile referring to this, perhaps within the landscape section, to ensure the Plan provides an overview of the environmental characteristics of the area. This is particularly worthwhile as Table 2.1 and Table 2.2 of the Strategic Environmental Assessment Environmental Report (SEA) specify that fluvial flood risk and climate change are important factors but are not reflected in the Plan.	Accepted
	Section 4.4 Biodiversity	We support the reference to Green Infrastructure and net biodiversity gain within the policies for each of the allocated sites.	Noted
Highways Agency		Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the M3 J6 – Black Dam Roundabout.	Noted

Consultee	Report reference	Comment	KNDP response
Natural England	General	We have reviewed this plan and do not have any specific comments to make.	Noted
Historic England	The vision page 12	To generate objectives for the plan and the policies to deliver them the vision should set out what the authors wish the Parish to be like at the end of the plan period. At present the vision sets out what sort of plan they would like to write. As a result it isn't clear how the objectives have been derived to deliver a plan that responds to the needs of the parish based on assessment of its environmental sensitivities or socio-economic needs and whether the consequent policies will help to deliver sustainable development.	Noted. Vision seeks to maintain the character of Kingsclere.
		We recommend placing the review of the area before the vision and objectives in the document as the consideration of the existing situation and evidence of potential future trajectory should inform the 'argument' of how the plan should seek to influence these and therefore determine the vision and subsequent elements of the plan.	Agree to place vision & objectives after section 4, The Kingsclere Parish
	Policy K6 Good Design	The phrasing of bullet point e) needs to be reviewed – weathered brick is no more of a 'natural' material than timber fencing. Perhaps the term that should be used is 'locally distinctive vernacular materials'? There is much to commend in this policy although it does feel over extended as a rather rambling wish list, not all parts of which are justified by the supporting text. It would possibly be better subdivided into a number of short policies each of which might provide more focus and set a more specific requirement for new development to meet. It is unfortunate that the list of key character features identified at 4.3.1 is not more clearly reflected in this policy as that provides an indication of what might be included within a set of parameters to ensure development is designed to be sensitive to the locally distinctive character and we presume is based on robust documents included in the evidence base.	Accepted Amend as per comments from B&DBC
	Policy K8 Reinforcing Kingsclere's local character	We recommend giving further consideration to bullet point b) to more clearly define what aspects of the views identified need to be protected. Is it for example, their aesthetic value as views of the village's rural setting including the green slopes of the ridge to the south? Or the character of the village's buildings amongst a soft landscape of hedgerows and mature trees seen from the countryside and footpaths? Defining what the policy is	Accepted

Consultee	Report reference	Comment	KNDP response
		intended to protect about these views will make it a more effective tool for managing new development and allow decision makers to apply it more consistently.	
	Policy K13 Design of local shops, pubs and businesses in the Conservation Area	We are pleased to express our support for this policy as an important element of managing a key positive feature of the conservation area that may be at risk from incremental change.	Noted
	Policy K14 Re-use of agricultural and other rural buildings for business purposes	We recommend including an additional bullet point within this policy to require proposals to protect heritage interests the building may have: “e) The proposals seek, where possible, to sustain any historic, architectural or archaeological interest the building may have either individually or through association with one or more other heritage assets, unless unavoidable harm is justified on the basis of public benefits including enabling the building’s optimum viable future use.”	Accepted
	Policy K18 Parking	We support the use of policy K18 as a clear and proportionate policy approach to protecting the area’s rural character.	Noted
	Page 49, Figure 3	We recommend adding that Pound Green has historic interest as the original village pound – providing evidence of the past rural economy and village administration.	Accepted
	Policy K22 Heritage Assets	The Conservation Area appraisal provides a review of the key positive character features of the conservation area and documents the area’s significance (its special historic and architectural interest). It doesn’t provide guidelines as referred to in the proposed policy. We would suggest an alternative wording to read: “Planning applications for proposed developments within the Conservation Area must demonstrate in a Design and Access Statement, Heritage Statement or in a Visual Impact Statement that developments adhere to the guidelines in the ‘Kingsclere Design Statement’ and have been designed	Accepted

Consultee	Report reference	Comment	KNDP response
		<p>to protect and, where possible, enhance features identified within the Conservation Area Appraisal as making a positive contribution to the area’s character or appearance relating to existing buildings. Any harm to the character or appearance of the conservation area should be clearly justified as unavoidable in order to deliver public benefit that cannot otherwise be delivered.”</p> <p>The final sentence of this policy does not follow the government’s procedure for determining applications affecting the setting of heritage assets, which requires a balance to be considered between any harm to a heritage asset that might occur and the public benefits a scheme could deliver that might not otherwise be deliverable (where these are present). Whilst we support the intent to protect the setting of the conservation area, listed building or other heritage assets, we would suggest an alternative wording: “Proposed development in the setting of designated heritage assets, should demonstrate that the design approach has sought to protect any contribution to the heritage asset’s significance made by its setting or, where harm is unavoidable, clearly demonstrate that the harm is justified by the provision of public benefit that could not otherwise be delivered. that could damage the significance and value of the assets in terms of their quality and distinctiveness will not be permitted.”</p>	<p>Discussed with B&DBC. Accepted</p>
	<p>Policy K23 Preservation of Kingsclere’s Heritage Assets</p>	<p>Whilst we support the intent of policy K23 this is not a policy to determine the use of land or guide the determination of decisions concerning planning applications. Rather it is an aspiration relating to management of the area’s heritage assets, which we recommend deleting as a policy and moving to a separate section of the document relating to community projects or similar initiatives required to implement parts of the plan outside planning application decision-making. We do support the use of article 4 directions to provide additional necessary control of minor development within conservation areas where this is clearly justified to sustain their significance and character or appearance.</p>	<p>Policy deleted and incorporated into a Project.</p>

Consultee	Report reference	Comment	KNDP response
		We would be pleased to discuss with the Parish Council how they might go about collecting the data required to determine whether this is in fact the case.	
	Site allocations	We are concerned that the archaeological implications of these site allocations do not appear to have been given adequate consideration. Potential impacts to archaeological remains are not identified for any of the sites assessed for allocation which suggests that the evidence contained in the County Historic Environment Record has not been checked as required in the National Planning Practice Guidance. The Hampshire Historic Environment Record includes well over 200 records for the parish of Kingsclere in addition to the listed buildings noted elsewhere. Without evidence that the potential impact of development on these features has been given consideration, there remains a risk that the plan does not promote sustainable development. However, this should be a relatively simple matter to address by working with the County Council Archaeological Officers to review the sites assessed and identify any issues likely to arise and mitigation measure that should be secured through the allocation policy if necessary. Nevertheless, it is possible that this could result in a different conclusion on which sites should be preferred for development to that presented.	Full Historic Environment Records commissioned. Maps confirm all sites selected for evaluation have no areas of archaeological interest.
	SEA Report	It is not clear from section 4.10.4 What impacts to heritage assets or the historic environment might be expected and whether or not the mitigation suggested by the planning policy would be sufficient. Indeed the Policy K24 which it refers to does not in fact appear in the plan.	AECOM to consider
	SEA Environmental baseline	The Baseline does not appear to have been informed by consultation of the County Historic Environment Record, whilst it fails to provide adequate assessment of any existing issues affecting the plan area. The statement on future baseline is a generic paragraph used by these consultants in several other SEA reports and does not provide a helpful tool to determine whether the plan will have any cumulative impact on existing issues or help to resolve any issues specific to the area. It is inadequate to determine what, if any, impact the plan will have on the historic environment.	AECOM to consider
Southern Water	General	We look to Kingsclere Parish Council and Basingstoke & Deane Borough Council to ensure, through planning policies and conditions, that essential utility infrastructure	Noted

Consultee	Report reference	Comment	KNDP response
		development is supported and not unduly restricted. This will ensure that current levels of service are maintained to both new and existing customers.	
	Policy K11 - Infrastructure Readiness	We welcome the recognition given to the need to mitigate the potential impact of development on infrastructure such as public utilities, which is in line with one of the core planning principles contained in the National Planning Policy Framework (NPPF) to 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs'.	Noted
	Policy K11 - Infrastructure Readiness	Utility infrastructure is provided through direct agreements with service providers, and so the following additional wording is proposed to Policy K11: 'Direct agreements with utility providers may be required to provide local infrastructure'.	Accepted
	Policy K11 - Infrastructure Readiness	We propose the following addition to Policy K11: New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the development plan.	Accepted
	Policy K19: Local Green Spaces	We cannot support the current wording of policy K19. This is because it could create barriers to statutory utility providers, such as Southern Water, delivering essential infrastructure required to serve existing and planned development allocated in the District Plan or the Neighbourhood Plan. We propose the following amendment to Policy K19: 'Development (housing &/or car parking) on designated Local Green Spaces will only be permitted in very special circumstances, such as for essential utility infrastructure, where the benefit outweighs any harm or loss and it can be demonstrated there are no reasonable alternative sites available.'	Accepted
	Policy K23: Preservation of Kingsclere's Heritage Assets	Southern Water note the inclusion of the Pump House Water Works on Basingstoke & Deane Borough Council's Local List of Buildings of Architectural or Historic Interest. This building is owned and operated by Southern Water, and is recognized by the business as 'Kingsclere Water Supply Works' (WSW). This is an operational site, and whilst Southern Water understand Kingsclere Parish Council's desire to protect the historic character of this and other buildings listed within Kingsclere's Conservation Area, we consider the provision of an Article 4 Direction in relation to the Kingsclere WSW in particular may be restrictive in terms of any essential maintenance or upgrade works at the site. We propose the following amendment to Policy K23: '... In particular, minor alterations that	Policy deleted and incorporated into a Project.

Consultee	Report reference	Comment	KNDP response
		are noticeable and potentially damaging to the special appearance of the area, consideration in the review should be given to the provision of an Article 4 Direction of the Planning process. The Article 4 Direction should exclude any development for essential utility services.'	
	Policy KNP HA2: Allocation of Coppice Road	The Neighbourhood Plan identifies the above site, which has been allocated to provide approximately 26 residential dwellings. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance, we have undertaken a preliminary assessment of our infrastructure and its ability to meet the forecast demand for this proposal. This assessment has revealed that there is a water main crossing the proposed site. This will need to be taken into account when designing any proposed development. An easement would be required, which may affect the site layout. This easement should be clear of all proposed buildings and any substantial tree planting. We therefore propose the following additional criterion at the end of Policy KNP HA2 : f) Layout of the development must be planned to ensure future access to existing water main infrastructure for maintenance and upsizing purposes.	Accepted
Basingstoke & Deane Borough Council	Comments in relation to the 'basic conditions' – Draft Plan	The link between the policies and the context/supporting text should be more explicit. Throughout the KNP there is a lack of justification or reference to the evidence base to underpin the approach taken. It is suggested that each policy is reviewed to ensure it has the necessary context and evidence (including references to the evidence base) to underpin its inclusion and approach.	Accepted
	“ ”	There appears to be areas of potential conflict between the KNP and the National Planning Policy Framework (NPPF) and national level Planning Practice Guidance (PPG) in relation to the wording of the policies.	Accepted
	“ ”	In trying to achieve sustainable development some of the policies, such as affordable housing, mix of dwellings and site specific requirements may affect the viability and deliverability of new housing development.	Accepted
	“ ”	it [<i>basic conditions statement</i>] is produced for the Regulation 15 Submission, it provide information on whether the neighbourhood plan is in general mity with the ALP.	To be covered in the basic conditions statement.

Consultee	Report reference	Comment	KNDP response
	“ “	No detailed assessment appears to have been made in relation to human rights legislation (Human Rights Act 1998). This should be covered in the basic conditions statement. It may be appropriate for the KNPG to consider if an equalities impact assessment of the draft neighbourhood plan is appropriate to assess the positive and negative impacts on groups with protected characteristics.	To be covered in the basic conditions statement.
	Comments in relation to the ‘basic conditions’ – Site Selection Document	The Site Selection Document would benefit from further refinement. For example, the inclusion of more information on how the final site capacities for the new housing sites have been established and an analysis of deliverability factors.	Accepted
	“ “	It would be helpful to reflect on the SEA process and what reasonable alternative were considered and how this has informed the final site selection.	Accepted
		The draft basic conditions statement has not been provided as a supporting document for this consultation stage so it is recommended that the basic conditions statement is either reviewed by the LPA or via a NPIERS Health-check prior to the submission of the KNP.	Accepted
	Executive summary	When the submission plan is received by the Council, a six-week statutory consultation is carried out by the borough Council before the plan is submitted for examination. This should be referenced in the text in the executive summary in both the second and third paragraph. The web link on page 8 is broken.	Accepted
	Paragraph 1.2.1	Local Development Framework is no longer relevant terminology. Referring to the Development Plan would be more appropriate.	Accepted
	Map 1. (page 11)	The legend refers to the neighbourhood area as proposed when the title refers to it being approved. Suggest the legend is amended to refer to the approved neighbourhood area. The Council can assist with these maps if required.	Accepted
	Section 3 Figure 1.	It is suggested that [Figure 1] is amended to more closely reflect the stages as set out the Planning Practice Guidance and the Council’s Neighbourhood Planning protocol in order to show all of the relevant processes have been incorporated.	Accepted

Consultee	Report reference	Comment	KNDP response
	Paragraph 4.4.6	Suggest clarification as follows: The Hampshire Biodiversity Action Plan (BAP) identifies a number of 'priority habitats' which are characteristic of Hampshire. and which make a significant contribution to the UK aims of the BAP A number of these habitats are present in the parish area including: a) Coastal and flood plain grazing marsh; b) Lowland calcareous grassland; and c) <i>Lowland mixed</i> deciduous woodland and, wood pasture and parkland.	Accepted
	Paragraph 4.4.7	Suggest amendment to final sentence: These <i>designated sites</i> are also non-statutory but <u>are a material planning consideration.</u> have some protection within planning policy.	Accepted
	Section 5 Policy K1 Infill Sites	It is questioned how this policy would operate and how it relates to the general presumption within the adopted Local Plan (ALP) that development of new housing is already acceptable in principle within the Settlement Policy Boundary (SPB). Furthermore the policy is titled 'infill sites' which is not consistent with the general approach of infill policies which are generally predicated on infilling small gaps in existing built up frontages within settlements which don't have SPBs. The LPA has concerns that this policy is not clearly defined and may not provide a practical framework for decision making. It is recommended that further consideration is given to what the policy is seeking to achieve, how it would be implemented and how it relates to the policies of the ALP and the NPPF concerning the provision of new housing.	Accepted policy to be re-drafted
	Section 5 Policy K2 Mix of Housing	This policy needs to be clearly justified by evidence for the desired housing mix. Furthermore the terms 'greater proportion' and 'lower proportion' are ambiguous.	Accepted - set out evidence in supporting text and review ambiguous wording. Policy to be re-worded.
	Section 5	It is considered that this policy is potentially unnecessary. In addition the proposed wording is more of a statement than a policy as it does not set clear parameters of how it	Policy deleted

Consultee	Report reference	Comment	KNDP response
	Policy K3 Housing Densities	should be applied. It doesn't appear to add to what is already set out in the NPPF and the ALP. This policy needs to be clearly justified by evidence.	
	Section 5 paragraph 5.2.17	The Council's Housing Team does not consider that local connection requirements should be imposed through planning policies and this issue should be addressed by the Council's Housing Allocation Policy, which prioritises affordable housing for those with a local connection. Policy K4 refers to determining local connection through the Borough Council's Housing Allocation Policy – this approach is supported. This paragraph sets out very specific criteria for meeting the local connection which are unnecessary as the policy refers this test to the Council's Housing Team.	Accepted
	Section 5 Policy K5 Housing for older people	This second sentence is more of a statement than a policy.	Accepted - review ambiguous wording.
	Paragraph 5.4.3	Some of the paragraphs need renumbering – there are two 5.4.3's	Accepted
	Section 5.4 (paragraphs 5.4.1, 5.4.2, 5.4.3, 5.4.4)	<p>Consideration could be given to removing paragraphs 5.4.2 to 5.4.4 as they largely refer to procedural requirements relating to the submission of planning applications by the local planning authority which are more properly addressed on the borough council website. It could be useful to nevertheless amend paragraph 5.4.1 so that it introduces the issue of design and summarises the policy context. Consideration could be given to the following wording:</p> <p><i>"5.4.1. The village of Kingsclere has an attractive character which derives much from the wealth of historic buildings and newer development which makes good use of local materials and architectural traditions. The Neighbourhood Plan wishes to protect and enhance this high quality environment. In addition to design policy at the national, Local Plan and Neighbourhood Plan level, decisions on planning applications will have regard to the Kingsclere Village Design Statement (2002) which is a valuable source of information and guidance on the built character of the local area".</i></p>	Accepted

Consultee	Report reference	Comment	KNDP response
	Section 5 Policy K6 Good Quality Design	<p>1. This policy can usefully refer to the Village Design Statement and the Kingsclere Conservation Area Appraisal. The inclusion of the following criteria are suggested:</p> <p>New criteria: <i>“Have regard to the guidance in the Kingsclere Village Design Statement (2002)”</i>.</p> <p>New criteria: <i>“Have regard to the Kingsclere Conservation Area Appraisal for those developments which are within or affect the setting of the Conservation Area”</i>.</p> <p>2. Criteria (a). The scale and character of existing and surrounding buildings may sometimes not be of high quality or sympathetic to the local area. It is suggested that this criteria is reworded as follows:</p> <p><i>“Achieve high quality design that respects locally distinctive patterns of development in respect of scale, character and the siting of buildings within a plot”</i>.</p> <p>3. Criteria (b) and (c) could be deleted if the amendment to criteria (a) above is made to avoid unnecessary repetition.</p> <p>4. Criteria (e). It is suggested that the criteria is reworded as weathered brick and hedging are not the only materials which would be appropriate for plot boundaries. Flint and non-weathered brick would often be appropriate. To ask for weathered brick, especially in a non-heritage context could be considered unreasonable. A distinction also needs to be drawn between boundary treatments which are visible in the streetscene and those which are not as timber fencing could be quite suitable for a back garden. It is suggested that the criteria is reworded as follows:</p> <p><i>“e) incorporate plot boundary treatments of local materials such as brick, flint and hedging, especially where these are prominent in the streetscene”</i>.</p>	Accepted

Consultee	Report reference	Comment	KNDP response
		5. Criteria (j), (l), (o) can be usefully combined into one criteria as they deal with the same sustainability issue.	
	Image accompanying K6 (page 35)	It is suggested that an image of new or old development of a more local character could be used here.	Accepted
	Section 5.8	Open spaces are an important part of the character of an area and Kingsclere benefits from a number that not only provide a setting for some of the significant trees but also contribute to the distinctive character of Kingsclere. This is separate from the functional role of open spaces that is covered elsewhere but deals with the contribution that they make to the character of a place, regardless of use. The importance of open spaces could be added here.	Accepted
	Section 5 Policy K8 Reinforcing Kingsclere's local character	The word 'Local' in the policy title should be replaced with 'Landscape' to clarify that this policy is aimed primarily at landscape rather than built form which is more suitably the subject of Policy K6. Consider adding another criteria to the policy to 'respect the open spaces within Kingsclere which contribute to its distinct character'	Accepted
	Paragraph 5.6.1	This paragraph refers to a junior school which the Council believes is actually a primary school	Accepted
	Paragraph 5.6.4	Sec106 planning obligations are strictly limited to what is necessary to make a development acceptable in planning terms, so it may not be that they are always used for community priorities.	Noted
	Paragraph 5.6.6	Typo - month/ <u>l</u>	Accepted
	Section 5 Policy K11 Infrastructure Readiness	Generally there seems to be some confusion between how planning obligations and CIL are used. It is important that the NP sets out a clear position on this as it is not permitted to seek S106 for items that are intended to be funded by CIL. Policy K11 suggests that developers should mitigate the impact of development on a range of infrastructure types, however, mitigation is usually achieved through planning obligations rather than through CIL, so it would be better to remove reference to the CIL	Accepted

Consultee	Report reference	Comment	KNDP response
		Regulation 123 list here. If something is on the Regulation 123 list, it cannot be mitigated through planning obligations.	
	Section 5 Policy K12 Change of use for local shops, pubs and businesses	Concerns are raised about this policy in relation to the evidence base to support its inclusion and whether sufficient clarification has been provided for its implementation. In addition, the final sentence is not considered to be precise enough to be effective in determining planning applications. The policy also needs to provide guidance of how viability will be tested.	Accepted
	Section 5 Policy K13 Design of local shops, pubs and businesses in the conservation area	It is unclear how much this policy adds to national guidance which requires development to 'preserve and enhance' the conservation area. The conservation area appraisal should be referenced here as it provides the evidence which the decision maker will need to assess planning applications.	Accepted
	Section 5 Policy K14 Re-use of agricultural and other rural buildings for business purposes	It is suggested that this policy is given further consideration in light of the approach in the NPPF (para 28) and policy EP4 (Rural Economy) in the ALP as there are some areas of potential conflict as a more flexible approach is taken – for example they allow for both conversions of existing buildings and well designed new buildings in certain circumstances. It is also questioned whether this policy adds anything to the existing policy framework in the ALP. If this policy is retained then a positive addition to criterion a) would be to also refer to: “any adverse environmental impacts on the surrounding rural landscape <i>or adversely affect protected species</i> ”.	Accepted
	Paragraph 5.8.6	Suggest that final sentence is revised as follows: Where a survey or assessment is required under this policy, it should be conducted at the appropriate time of <u>year</u> for the relevant species.	Accepted

Consultee	Report reference	Comment	KNDP response
	Section 5 Policy K15 Conserving and enhancing biodiversity	<p>Whilst the goal of seeking to ensure that robust protection is provided in relation to biodiversity is supported, the second paragraph sets out some onerous requirements to quantify the level of biodiversity offsetting. This appears to be more prescriptive than the NPPF and EM4 of the ALP.</p> <p>A more general requirement could be more appropriate such as: ‘Where a net gain of biodiversity is possible, the details of such measures should be clearly set out in the information submitted with the planning application.’</p> <p>Where a survey or assessment is required under this policy, it should be conducted at the appropriate time <i>of year</i> for the relevant species</p>	<p>Agree to amend first sentence of second para. ‘Where a net gain of biodiversity is possible, development proposals should set out the details of how this can be achieved within the planning application using a recognised method where appropriate’.</p> <p>Accepted</p>
	Section 5 Policy K16 Ensuring the use of native plants within development sites	<p>The list of native species is laid out in paragraph 4.2.12 – the list doesn’t appear to reference all of the native species which the Council would expect to see here. For instance the species listed are all woody species and there is no reference to herbaceous non-woody species or grasses.</p> <p>Criterion c) states that planting schemes will be resilient to climate change but there is an emphasis on local provenance which would be contradictory in some cases.</p>	<p>Incorporate B&D list</p> <p>Criteria (d) add ‘where possible’</p>
	Section 5 Policy K17 Pedestrian walkways	<p>This policy could also refer to provision of new or missing links. It would be beneficial if this policy was supported by evidence and maps showing existing footpaths and connections and priority locations for improved linkages.</p>	<p>Accepted Map to be inserted</p>

Consultee	Report reference	Comment	KNDP response
	Section 5 Policy K18 Parking	<p>The Council is supportive of an approach to parking provision which is sensitively designed which reflects and enhances the rural character of the area as set out in the policy intent.</p> <p>However it is suggested that this policy is given further consideration in light of the approach taken in policy CN9 (Transport) in the ALP particularly criterion h).</p> <p>Criterion h) refers to appropriate parking provision in terms of amount, design and layout. It also refers to the Council's adopted parking standards. This wording allows for flexibility on a site by site basis as there may be some instances where setting garages back from the street frontage or locating parking between houses (K18 criterion c) and d) may not be desired.</p> <p>The parking standards are currently being reviewed and it is intended that they will be adopted as an SPD in due course.</p> <p>The policy could stand alone as drafted with some refinement or could be included within the Good Quality Design policy.</p>	<p>Amend in line with Policy C9</p> <p>Noted</p> <p>Keep as standalone as parking a contentious issue.</p>
	Section 5 Policy K19 Local Green Spaces	<p>Concerns are raised about this policy in terms of the evidence base to justify each Local Green Space. It is possible to designate green space through neighbourhood plans but clear justification and evidence for their designation needs to be provided. It is recommended that additional information be provided within the plan setting out the particular local importance of the spaces identified and how their designation would accord with the requirements of paragraph 77 of the NPPF.</p> <p>Detailed maps are included in the appendix – the relationship between this policy and the appendix needs to be explicitly set out.</p> <p>It should also be considered whether these spaces already benefit from other forms of protection, e.g. through other legislation, as if they do then this would reduce the justification for designating them as Local Green Space. In this regard the PPG states that:</p>	<p>Accepted</p> <p>Amend green spaces matrix to justify in light of para 77.</p>

Consultee	Report reference	Comment	KNDP response
		<p><i>“If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.”</i></p> <p>For example it is noted that part of the Dell Recreation Ground (7) is a designated SINC.</p> <p>The PPG explains that Local Green Space does not need to be in public ownership, but does state that the qualifying body should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. If the landowners have not already been contacted it is recommended this is done.</p>	Landowners contacted.
	Section 5 Policy K20 Green spaces in new developments	<p>This policy would benefit from the provision of evidence demonstrating the need for a greater range of green space assets and what types of greenspace are required.</p> <p>The contribution of managed additional habitat could also be referred to here.</p>	Evidence provided in para. 5.10.2
	Section 5 Policy K22 Heritage Assets	Whilst the principle of protecting the historic environment through the neighbourhood plan is supported, the policy does not appear to add to the existing policy framework set out in the NPPF and policy EM11 of the ALP.	Noted
	Section 5 Policy K23 Preservation of Kingsclere’s heritage assets	It is considered that this is more a statement of intent rather than a planning policy. The inclusion of the request for an article 4 direction within the KNP is a cause for concern as this will be considered through the Conservation Appraisal Review process	Delete policy and make into a project
	Section 6 Site allocations (policies HA1, HA2, HA3)	The Council has some concern that it has not been demonstrated, to a satisfactory extent, that the housing allocation sites of Strokins Road, Fawconer Road and Coppice Road are capable of accommodating their stated dwelling capacities, as required by Policy SS5 of the Adopted Local Plan. A considerable number of constraints apply to these sites including: the presence of SINCs within or adjoining the site; trees within the sites; tree belts adjoining the sites which may merit a protective buffer; the need for	Accepted

Consultee	Report reference	Comment	KNDP response
		<p>landscape buffers within the site to protect the character of the area; and the impact of traffic noise from the A339 on the sites. It is not clear from the evidence presented that the housing capacity assessment has adequately taken account of these constraints.</p> <p>It is recommended that a more in-depth assessment of the housing capacities of these sites is provided. The Council can assist in this regard, if required.</p> <p>Further information on the deliverability of the sites would also be welcomed.</p> <p>These policies could also usefully benefit from some supporting text to set out the background/explanation of the site specific policy requirements.</p> <p>The maps in this section would benefit from being clearer so that any potential dispute over site boundaries is minimised. The Council can assist with the provision of these.</p>	<p>Noted</p> <p>Written confirmation received regarding deliverability</p> <p>Accepted</p>
	Appendix 1	<p>It is important that the NP sets out a clear position regarding the funding of infrastructure as it is not permitted to seek S106 for items that are intended to be funded by CIL. Appendix 1 refers to making an application to S106 funding but planning obligations should be sought to make an otherwise unacceptable development, acceptable in planning terms. Therefore S106 funding streams should be for specific projects. Applications could not be made for this funding.</p>	Accepted
	Site assessment report	<p>It is considered that the SAR is well written and provides a good summary of a sophisticated and extensive site selection process. However, it is recommended that the following are considered:</p> <p>Additional information on community involvement and how this has impacted upon the final selection decisions.</p> <p>The SEA process and what reasonable alternatives (housing options and sites) were considered and how this has informed the final selection decision.</p> <p>Further explanation concerning the catalysts and events which informed each stage of the site assessment process and how the different stages of site assessment relate to one another in order to ensure transparency and clarity of the process.</p>	Accepted

Consultee	Report reference	Comment	KNDP response
		<p>Analysis of deliverability factors relevant to the sites being considered i.e. availability, suitability, achievability (including viability)</p> <p>More information concerning how the final site capacities have been established as there seems to be a disconnect between the developer/site promoters suggested site capacity and the number of dwellings the site is allocated for.</p> <p>Reference to how the process relates to the basic conditions.</p>	
	Strategic Environmental Assessment	The draft KNP has been informed by the SEA, however the LPA considers that it would be advisable for the Regulation 15 submission to demonstrate a clearer relationship throughout between the SEA, site assessment report and the KNP.	Accepted
Turley on behalf of Middleton & Portway Estates / Wades Estate Trust	Cross references to NP, Site selection Report & SEA not provided.	“However, the three allocations (policy K HA1, K HA2 and K HA3) only make provision for a total of 52 dwellings (albeit that it is noted that the figures set out for each allocation – 12, 26 and 14 respectively – are ‘approximate’ figures). As approximate figures, it is entirely plausible the capacity of the sites could go down as well as up.”	Accepted - the individual policies for the three sites will be amended such that the allocation is changed from “approximate” to “at least”.
		“Accordingly, it is contended that the level of housing delivery proposed within the Neighbourhood Plan is both inconsistent with the BDLP, in that it does not accord with Policy SS5 and fails to provide sufficient flexibility to meet District wide housing requirements which are critical in the context of national planning policy in that it does not proactively drive and support sustainable development (para 17), nor significantly boost supply (para 47).	Accepted - the individual policies for the three sites will be amended such that the allocation is changed from “approximate” to “at least”. The KNDP team are also advised by officers of B&DBC that the borough

Consultee	Report reference	Comment	KNDP response
			has a demonstrable 5 year Housing Land Supply.
		"To address this issue, the KNP should identify further allocations to provide the necessary flexibility to accommodate housing requirements of the wider District to meet needs up to 2029, and to ensure consistency with the strategic policies of the BDLP and national policy.	Accepted - the individual policies for the three sites will be amended such that the allocation is changed from "approximate" to "at least". The KNDP team are also advised by officers of B&DBC that the borough has a demonstrable 5 year Housing Land Supply.
		It is this application of mitigation measures that are considered to be inconsistent in approach. Whilst it is suggested that the constraints of the SINC can be overcome with appropriate mitigation measures on both the Stokins Road and Coppice Road sites, the same application of mitigation measures is not applied to the suggested access constraints on the north of Gaily Mill site, which would cross Gaily Brook and its flood plain. However, we contend that appropriate mitigation measures could equally be put in place for this site as for the proposed housing allocation sites.	The assessment of all sites and the respective scorings have been carried out without consideration of potential mitigation.

Consultee	Report reference	Comment	KNDP response
		<p>Similarly, it is noted that the [Gaily Mill] site's location within the Conservation Area and adjacent to a Listed Building as a constraint can be mitigated through sensitive and sympathetic design, and that the part location within flood zone 2 and 3 can be mitigated through an appropriate site layout. However, the conclusion that it is not demonstrated that the constraints (listed as being 'minor') can be overcome with mitigation, is at odds with the conclusions for the allocated sites (Strokens Road and Coppice Road), which set out mitigation measures and then conclude that these satisfactorily address the assessment, and are therefore appropriate locations for housing development, even though these are confirmed as having 'significant constraints'.</p>	<p>The assessment of all sites and the respective scorings have been carried out without consideration of potential mitigation.</p>
		<p>We also fundamentally disagree with the approach to site assessment on a weighted scoring basis, which is potentially subjective. Our suggestion, as set out in our Critique of Site Assessment (December 2015), would be to utilise a colouring system – to include a sliding scale: from Strongly Negative, through Negative, Neutral, Positive, to Strongly Positive. This is more appropriate as it is aligned and consistent with the approach adopted by BDBC in their assessment of sites within the SHLAA.</p>	<p>The KNDP team acknowledge that there are a wide range of assessment methodologies available. It is noted that the use of "Strongly Negative" through to "Strongly Positive" is widely used in Impact Assessment and is also subjective. The KNDP team consider that the use of a scoring system together with appropriate weighting is more appropriate to site</p>

Consultee	Report reference	Comment	KNDP response
			sieving/selection. It is also noted that the consultation response from the planning team at B&DBC states "...It is considered that the SAR is well written and provides a good summary of a sophisticated and extensive site selection process"
		In these terms, we maintain our concerns that the site assessment exercise undertaken by the KNPG has not led to the allocation of the most sustainable and suitable sites for housing development. As such we contend the Neighbourhood Plan is not consistent with the basic condition tests of contributing towards the achievement of sustainable development by virtue of the sites allocated in the Neighbourhood Plan.	Noted
		As noted above, the conclusions of the URS Report shortlisted "north of Gaily Mill" as one of three options for housing allocations whereas it is ranked in last place (sixth) in the KNPG's site assessment exercise. We therefore contend that a reasonable assessment of the [Gaily Mill] site's constraints has not been undertaken, having been unduly influenced by local opposition to the site.	The URS report was undertaken during 2014 prior to the majority of public consultation and to the receipt of proposals from site owners and promoters. It did

Consultee	Report reference	Comment	KNDP response
			not therefore benefit from the significant additional information provided by relevant parties and from the views of the people of Kingsclere.
		In assessing the suitability of the two options for housing distribution, the SEA does not properly consider the North of Gaily Mill site. This is because, as a site that would accommodate around 40 dwellings, it could not be taken forward under option 1 as a single allocation in the KNP to meet the BDLP requirement to provide at least 50 new homes. The SEA then discounts the north of Gaily Mill site as a reserve housing allocation as it assumes that, if the Porch Farm site were to come forward as one single allocation, the KNPG would then allocate one of the smaller sites as a reserve.	AECOM to respond
		Only two sites are therefore considered as reserve sites, under option 1. This selective and narrow approach to assessing sites within the SEA is unreasonable.	AECOM to respond
		This approach fails to meet the basis conditions, in that it does not conform to the principles of sustainable development. Housing allocations should be made on the basis of bringing forward the most suitable sites for development, and not necessarily relating the allocations to the capacity of the site as a primary factor.	AECOM to respond
		Overall, the assessment of the two options relative to the spatial strategy of the KNP is flawed, as it does not consider all potential alternatives – that is, the context of the assessment is too narrow as it excludes within its analysis the possibility of several of the sites (including the north of Gaily Mill site) coming forward as housing allocations. Whilst we concur with the conclusion that is that option 2 (to distribute the housing across several smaller sites) is most suitable, we would suggest that the assessment is not	AECOM to respond

Consultee	Report reference	Comment	KNDP response
		robust in its approach as it has not included for all possible combinations of site allocations being brought forward.	
		The KNPG suggest that the allocation of these three sites [Fawconer Road, Coppice Road, Strokins Road] clearly satisfies the spatial strategy to deliver housing on several small sites (as supported by the local community through a show of hands at a public meeting, and written submissions). The KNPG note that the “allocation of Gaily Mill (in conjunction with one other site) would partially satisfy this objective”. We would assert that the allocation of the north of Gaily Mill site, alongside one or perhaps two allocations, would fully satisfy this objective in bringing forward housing development within Kingsclere at an appropriate level. For the site to have been discounted on this basis is therefore unjustified, and in our view the KNP SEA is flawed on this basis, as it does not assess all the possible alternatives.	AECOM to respond
		Accordingly, we are in full agreement with the assessment of the KNP SEA that the three proposed housing allocations sites [Fawconer Road, Coppice Road, Strokins Road] would have a negative impact on the biodiversity of those sites. Furthermore, we would note that it would be very unlikely that any mitigation measures, were they possible, would overcome these impacts.	AECOM to respond
		In those terms, we contend that the [Gaily Mill] site has been scored inappropriately, and should be deemed to have ‘no or negligible implications’.	AECOM to respond
		This is clearly at odds with the assessment for the north of Gaily Mill site, where mitigation measures are not acknowledged, and in those terms we suggest that the assessment has been unfairly applied to the north of Gaily Mill site with regards to this particular constraint.	AECOM to respond
		In our view, this assessment underplays the significance of the constraint. The location of the [Fawconer Road, Coppice Road, Strokins Road] sites adjacent to the A339 is likely to have very negative effects on the health and wellbeing of residents of the proposed housing, and it is unlikely that the proposed mitigation measures would satisfactorily overcome what we consider to be a significant constraint. In our view, the KNP SEA scoring has been applied incorrectly, and the proposed housing allocation sites (which are all adjacent to the A339) should be noted as having negative implications.	AECOM to respond

Consultee	Report reference	Comment	KNDP response
		The KNP SEA assesses the [Gaily Mill] site as having a minor negative effect on the historic environment of Kingsclere, based on its location within the conservation area and close proximity to the grade II listed buildings which comprise Gaily Mill house to the south. This assessment fails to acknowledge that the site is relatively well contained from the surrounding area, and that the site is separated from Gaily Mill house by an access road and vegetation. Furthermore, development would be designed to a high standard to ensure the character of the area, and the setting of heritage assets is protected. In those terms, the site can, at worst, be seen as having a negligible or no implications, and at best a positive implication, where the conservation of heritage assets is safeguarded and enhanced.	AECOM to respond
		Accordingly, we would suggest that the scoring has been applied inaccurately to the three proposed housing allocation sites [Fawconer Road, Coppice Road, Strokins Road], and that, given the loss of the open perspective of the area (and the wider village); the three proposed allocation sites should be assessed as having negative implications on the landscape topic.	AECOM to respond
		The grade 3 classification also applies to the three sites proposed as housing allocations [Fawconer Road, Coppice Road, Strokins Road] (and indeed across Kingsclere as a whole). In those terms, development of the site north of Gaily Mill cannot be seen to have any greater negative effect on land and soil resources than development of the Fawconer Road, Coppice Road or Strokins Road sites. Nevertheless, the source of the information within the SEA should be clarified.	AECOM to respond
		In these terms, the KNP SEA omits to provide a robust and holistic assessment of the transport issues in relation to the proposed housing allocation sites [Fawconer Road, Coppice Road, Strokins Road]. We would conclude that appropriate and safe vehicular access cannot be provided to either the Fawconer Road or Coppice Road sites, and that they should be assessed as having a negative implication in that respect.	AECOM to respond
		The proposed access from Ashford Hill Road is an overriding constraint to the delivery of the [Fawconer Road] site and no evidence has yet been made publicly available that confirms this can be satisfactorily resolved.	The RPS Report "Land at Ashford Hill Road, Kingsclere, Access Appraisal"

Consultee	Report reference	Comment	KNDP response
			is available on the KNDP web site
		Other site constraints which are likely to require further investigation include ecology, landscape, flood risk and noise. In terms of ecology, the 2005 Local Plan Inspector's comments suggest that the site is likely to have ecological value. Even though the NPSG's site assessment suggests that there is no priority species present on site, the Local Plan Inspector suggested there is potential to enhance the quality of the SINC but it is considered its development (or part thereof) will be likely to have irreversible impacts.	These constraints have been considered in site evaluation. Condition of SINC's have deteriorated since 2005. Only a small portion of SINC's would be used for access.
		This site [Fawconer Road] is recognised as contributing to the rural setting of the village, albeit that there is potential to incorporate an appropriate landscape buffer along the northern edge of the site. However, based on the Concept Plan for the site which has been provided to date, the proposed dwellings are likely to be subject from noise from the A339. In our view, the site is not suitable for a more sensitive use, such as housing.	Two developments within the 'landscape buffer' have been built (Sandford Close & the rear of Longcroft Road) hence a precedent has been set for development within this strip. Policy KHA1 addresses noise.
		Furthermore, given the previous records of backwater flooding on site [Fawconer Road] it will need to be demonstrated that the proposed housing will not be at undue risk of flooding, and the development will not increase the risk of flooding elsewhere.	No records of backwater flooding are

Consultee	Report reference	Comment	KNDP response
			available. Environment Agency maps show site is not at risk from groundwater flooding.
		Overall, and whilst it is acknowledged that the [Coppice Road] site is reasonably well located to the existing settlement edge, we suggest that it will be difficult to achieve a development which successfully integrates with the existing built up area due to the site's relationship with the rear of the residential properties on Coppice Road.	Subject to good planning of the site.
		Overall, and whilst it is acknowledged that the site is well related to the existing settlement edge, it will be difficult to achieve a development which successfully integrates with the existing built up area due to the site's relationship with the rear of the residential properties on Strokins Road.	Subject to good planning of the site. Properties in Strokins Road are sideways to the site, not rear.
		In summary, this is a well located, centrally positioned site in close proximity to the village's services/facilities. Development of this site would represent a logical and appropriate extension to the village and there are no over-riding technical constraints to the delivery of this site.	Noted
		On this basis, in the absence of any overriding constraints, it can be concluded that the site would appropriately relate and integrate with the existing southern edge of the settlement and would be well located to the village centre. It is accessible to nearby local facilities as well as services in larger settlements such as Newbury and Basingstoke.	All traffic travelling to Newbury and Basingstoke from the Gaily Mill site would likely pass through the village centre adding to existing congestion and

Consultee	Report reference	Comment	KNDP response
			related traffic issues.
		It is acknowledged that the north of Gaily Mill site was dismissed as an allocation by the Planning Inspector for the BDLP (in his report dated April 2016). However, and whilst we acknowledge the constraints identified (namely flood zones 2 and 3, the conservation area and the AONB), we would refute that these are 'critical' constraints, on the basis that they do not present overriding constraints to development – as outlined above. We would also note that we disagree with the Inspector with regards to the site only having limited containment. There is dense planting and vegetation to all site boundaries, which would be maintained, and could be increased as required and appropriate, relative to any scheme for development.	Noted. Comment refers to the B&DBC Local Plan.
Barton Wilmore	General	<u>We support the proposed allocations Policy KNP HA2 allocation of Coppice Road site for approximately 26 dwellings, and Policy KNP HA3 allocation of Strokins Road for approximately 14 dwellings.</u>	Noted
	General	With regard to the KNP Site Assessment Report, there is a clear methodology for the 2016 Assessment, with description of the scoring criteria allowing for transparency and objectivity to the assessment of the various sites considered by the Parish in preparing the draft Plan.	Noted
	Policy KNP HA2 - Coppice Road	Suggest rewording of bullet c) "Avoid, mitigate or as a last resort compensate for direct and indirect adverse impacts on key species and habitats, including the part of the site designated as Kingsclere Fen Meadow Remnants SINIC, and provide net gains where possible." To recognise correct 'mitigation hierarchy' and requirement for net gains, where possible, enshrined in the NPPF.	Accepted
	Policy KNP HA3 - Strokins Road	The wording of the policy states that the site be accessed from the existing Strokins Road and that it should include for the re-provision of parking bays to replace existing garage blocks. As detailed in the illustrative site layout (attached) submitted previously to the Parish the site should include the connecting land to Strokins Road (currently occupied by the garages) as part of the allocation. <u>This has clearly been considered part</u>	Accepted, revised maps produced.

Consultee	Report reference	Comment	KNDP response
		<p><u>Of. the proposal by the Parish but the proposed maps within the draft Plan should be modified to include this land (shown on the enclosed illustrative layout) as part of the site allocation for Strokins Road.</u></p> <p>We also suggest rewording of bullet f) "Avoid, mitigate or as a last resort compensate for direct and indirect adverse impacts on key species and habitats, including the part of the site designated as Kingsclere Fen Meadow Remnants SINc and the deciduous woodland potentially comprising S41 Priority Habitat under the NERC Act 2006, and provide net gains where possible." To recognise correct 'mitigation hierarchy' and requirement for net gains, where possible, enshrined in the NPPF.</p> <p>Moreover, the UK BAP is no longer in force, with conservation efforts now directed towards conserving Priority Habitats and Species listed in Section 41 of the Natural Environment and Rural Communities Act (NERC) 2006. This aspect of the above suggested modification (i.e. reference to Section 41 not UK BAP) should also be modified for other housing allocations, for consistency within the draft Plan.</p>	Accepted
	Policy K2	We support draft Policy K2 which seeks to provide a mix of dwelling types and sizes to meet the needs of current and future households. We support draft Policy K3 which seeks to ensure that development will be permitted provided it is of appropriate density and does no material harm to the character of the local surrounding area.	Noted
	Policy K4	We also support draft Policy K4, which supports the delivery of new affordable homes prioritised for households with a local connection to the parish of Kingsclere, as defined by the Basingstoke and Deane Borough Council Housing Allocation scheme and any subsequent planning policy guidance.	Noted
	Policy K6, K8 & K9	We acknowledge and support the good design principles set out in draft Policy K6 and the landscape character objectives of draft Policy K8 and the principle of seeking to retain important trees, groups of trees or woodland on sites as detailed in draft Policy K9.	Noted
	Policy K15	<p>The regard to draft Policy K15 (Conserving and enhancing biodiversity), we suggest the addition of reference to compensation in addition to mitigation.</p> <p>We also suggest a minor grammatical amendment to change "resulting in a development", which should read "resulting from".</p>	Thank you for these constructive comments. Agree to add compensation and

Consultee	Report reference	Comment	KNDP response
		<p>Draft Policy K 15 makes no reference to the need to protect designated ecological sites beyond the Parish, although a description of sites with the potential to be affected is included in Section 4 and within the SEA.</p> <p>Consideration could be given to expanding the environment and ecology section to make reference to the need to protect designated ecological sites, and amend the wording of draft Policy K15 Intent to read:</p> <p>"To protect, enhance and increase biodiversity through development in Kingsclere. Where there is risk of harm to designated ecological sites, important habitats or species, ensure that appropriate impact avoidance, mitigation and/or compensation measures are included in the development proposals...".</p> <p>We also consider that an amendment be made to draft Policy K 15 to read "Development proposals will only be permitted if significant harm to designated ecological sites, local biodiversity and/or geodiversity resulting from development can be avoided, mitigated or if that is not possible adequately compensated."</p> <p>We also suggest removal of reference to Defra's offsetting metric. This has been piloted, but Defra has not yet reported on their findings, with no clear steer on whether the metric is to be taken forward. The metric is complicated to apply and involves a degree of user subjectivity, so depending upon how it is used it is prone to yielding inaccurate and/or misleading results. Given the length of the Plan period and uncertainty regarding the future of the metric, we suggest rewording this Policy to read 'quantify how this will be achieved using a recognised method'. This allows for future changes in the recognised method' allowing greater flexibility in future application of the Policy.</p> <p>We consider that the draft Policy wording should remove reference to bird nesting habitat, as the requirement to provide avoidance, mitigation (and compensation) has already been addressed under paragraph 1. Loss of bird nesting habitat, generally woody vegetation, would also potentially affect a number of other ecological receptors in the Kingsclere Parish, including species that are of greater relative conservation value compared to birds, so it is inappropriate to raise the profile of nesting birds above other local biodiversity features.</p>	<p>amend in line with these comments.</p>

Consultee	Report reference	Comment	KNDP response
		We also suggest reference is made to native planting, as such planting yields the greatest biodiversity benefits (as acknowledged in the supporting text to Policy K 16) and to ensure consistency with Policy K9 and K16.	
David Wilson Homes	General	David Wilson Homes supports the draft allocation of the land at Fawconer Road as it reflects the robust site assessment work undertaken to inform the draft neighbourhood plan. Furthermore, given David Wilson Homes ownership of the land at Fawconer Road, it confirms that the site will be developed during the lifetime of the Neighbourhood Plan (2011 – 2029).	Noted
Boyer on behalf of Linden Homes	Policy K2	"... proposed housing mix is unclear as it provides no justification on what proportion of 2/3 or 4 bed units is required. It also fails to emphasise whether there is a need for one bedroom units."	Accepted – see comment from B&DBC
	Policy K3	"... policy requires that proposals be of <i>"appropriate density"</i> . However, it is not clear what an 'appropriate' density would be.	Policy deleted
	Policy K4	"Given that policy K1 sets out that windfall sites would accommodate 5 units or less, policy K4 should be adapted to specify the required affordable housing contribution for these smaller sites."	B&DBC have accepted the policy. No change.
	Policy K5	"The policy states that <i>"Planning applications which address the local housing need for older people will be permitted"</i> . However, it is unclear to what extent applications need to 'address' this local need."	We would expect developers to address in submitted plans.
	Policy K19	"However, there is no individual assessment of why the 10 sites have been selected as Local Green Spaces and no consideration of whether they are 'special' to the local community or hold any local significance."	These are existing sites which we wish to protect for the community.
	Policy K22	"At present it is not considered that the policy is consistent with national policy and suggest the first paragraph is amended as follows:	Accepted

Consultee	Report reference	Comment	KNDP response
		<p><i>“Any designated historic heritage assets in the Parish and their settings, including listed buildings and scheduled monuments both within and outside the Conservation Area, will be conserved and, where appropriate, enhanced for their historic significance and their importance to Kingsclere’s local distinctiveness, character and sense of place”.</i></p>	
	Policy K HA1	<p>“This site is small, at 0.6ha and is located immediately adjacent to the A339. Therefore sufficient noise mitigation would be required to ensure that there would be a sufficient quality of amenity for future residents and evidence would be required to demonstrate sufficient air quality for future residents.</p>	<p>Initial layout and design proposals indicate that noise can be adequately mitigated. Recent development at Longcroft Road demonstrate that air quality will not be a significant issue.</p>
	Policy K HA1	<p>“Criterion b) states that access will be from the existing ‘Ashford Hill Road’. However, there is no Ashford Hill Road within proximity of this site. We suggest this should refer to George Street and suggest the text is amended accordingly.”</p>	<p>Ashford Hill Road is the name of the road at this location as evidenced by street signs in place in the vicinity.</p>
	Policy K HA1	<p>“We cannot agree that a density of 40dph is appropriate at this location within the village as it would be significantly higher when compared to the closest parts of the village and would fail to integrate with the village. Proposed KNP policy K3 sets out that ‘appropriate density’ would be acceptable but a density of 40dph cannot be considered ‘appropriate’ and the allocation would therefore conflict with one of the proposed policies within the KNP</p>	<p>The proposed Gross Density for the site is 20 dph. This is directly comparable to the Gross Density of the existing, established,</p>

Consultee	Report reference	Comment	KNDP response
			adjacent development on Strokings Road, Fawconer Road, Greenland Road, Thornley Road, Ash Grove, Priors Close, Elm Grove Farm and Elm Grove.
	Policy KNP HA2	“Criterion b) states that access will be from the existing ‘Ashford Hill Road’. However, there is no Ashford Hill Road within proximity of this site. We suggest this should refer to George Street and suggest the text is amended accordingly.”	Ashford Hill Road is the names of the road at this location as evidenced by street signs in place in the vicinity.
	Policy KNP HA2	“Given the shape of the site, and the mitigation from the A339 that will be required, only a small area could actually be developed, which would create a high density that is out of keeping with the surrounding parts of the village.”	The proposed Gross Density for the site is 20 dph. This is directly comparable to the Gross Density of the existing, established, adjacent development on Strokings Road, Fawconer Road, Greenland Road,

Consultee	Report reference	Comment	KNDP response
			Thornley Road, Ash Grove, Priors Close, Elm Grove Farm and Elm Grove.
	Policy KNP HA2	“Criterion c) requires mitigation from the Kingsclere Fen Meadow Remnants SINC, which covers the western part of the site. The SINC cannot be developed on and a buffer will be required.”	The initial masterplan proposals indicate that there will be minimal impact on the SINC and the appropriate compensation will be provided within the proposals.
	Policy KNP HA3	“This site is small, at 0.7ha and proposes approximately 14 dwellings. As with the other allocated sites, it is located adjacent to the A339 road and noise mitigation will be required.”	Initial layout and design proposals indicate that noise can be adequately mitigated. Recent development at Longcroft Road demonstrate that air quality will not be a significant issue.
	Policy KNP HA3	“The development of this site for approximately 14 dwellings would result in a high net developable area of approximately 40dph (as set out in the Site Selection Report). Proposed KNP policy K3 sets out that ‘appropriate density’ would be acceptable but a	The proposed Gross Density for the site is 20 dph.

Consultee	Report reference	Comment	KNDP response
		density of 40dph cannot be considered 'appropriate' and the allocation would therefore conflict with one of the proposed policies within the KNP."	This is directly comparable to the Gross Density of the existing, established, adjacent development on Strokins Road, Fawconer Road, Greenland Road, Thornley Road, Ash Grove, Priors Close, Elm Grove Farm and Elm Grove.
	Policy KNP HA3	"Criterion f) requires mitigation from the Kingsclere Fen Meadow Remnants SINC, which covers the eastern part of the site. The SINC cannot be developed on and a buffer will be required. This further limits the extent of the site which can be developed."	The initial masterplan proposals indicate that there will be minimal impact on the SINC and the appropriate compensation will be provided within the proposals.
	Cross references to NP, Site selection Report &	"The Basingstoke and Deane Local Plan allocates 'at least 50 dwellings' to Kingsclere. The three proposed allocated sites would result in very high densities which would be out of keeping with the village and fail to integrate with the surrounding characteristics. As such, it may be appropriate to reduce the number of dwellings allocated to the proposed sites and allocate a different site to ensure that adequate housing can be provided without causing harm to the existing village.	The proposed Gross Densities for the sites are typically around 20 dph. This is directly

Consultee	Report reference	Comment	KNDP response
	SEA not provided.		comparable to the Gross Density of the existing, established, adjacent development.
	Site Selection Report Porch Farm	<i>“Ease of creating/impact of vehicular access to site:</i> A score of 1 has been attributed to the site for this category. Looking at the marking criteria, a score of 1 means that the site “does not adjoin adopted public highway”. While this correctly identifies the situation we do not agree that the fact that the site is not immediately adjacent to the highway automatically equates to difficulties in providing vehicular access to the site.	The proposed development at Porch Farm is greater than 390 meters from the existing A339 via the track leading to Porch Farm. This length of road will adversely impact on the viability of the proposed development.
	Porch Farm	<i>“Impact on biodiversity (SINCs, habitats and known protected species):</i> This site has been given a mark of 2 for this category, which we consider too low. The marking criteria notes that a 2 means that “development is likely to impact negatively on biodiversity”. An ecology report has been submitted on this site which notes that the site primarily comprises of four large arable fields with hedgerows round the edges. There are mature trees throughout the site, but they are primarily located within the hedgerows. The ecology report considers the local value to be low but with potential to support protected species, especially along the hedgerows.	The KNDP team took account of the ecology report and the comments noted here regarding the potential for hedgerows to support protected species in

Consultee	Report reference	Comment	KNDP response
			allocating the score of 2.
	Porch Farm	<p><i>“Any physical constraints e.g. electricity pylons: The site has received a score of 1 for this category because there are pylons crossing the site. However, as part of a development, these can be taken underground thereby improving and enhancing the local landscape. The presence of them should not automatically render a site unsuitable for development. Instead the opportunity for enhancement should be considered and a higher score should be granted.”</i></p>	<p>The KNDP team took the presence of the pylons into account in allocating the score of 1. The suggestion that the cables could be undergrounded as part of the development would adversely impact on the viability of the proposed development.</p>
	Porch Farm	<p>“A score of 2.8 has been attributed to this category [Does the site enhance landscape character and diversity?] which is considered too low given the potential of the site to increase the landscape buffer and remove the existing pylons. The site also has the potential to provide excellent quality housing at an appropriate density, surrounded by landscape buffers and open space. The size of the site provides abundant space for mitigation. As such we suggest that the site is attributed a score of 4 (“neutral landscape/character impact – no local landscape impacts, or minor impacts that can be mitigated”) as any development of the site can be adequately mitigated.</p>	<p>The proposed development of Porch Farm will materially change the landscape character of what is currently open farmland. The score of 2.8 is therefore considered to be appropriate.</p>

Consultee	Report reference	Comment	KNDP response
	Porch Farm	"The site is large enough that landscaping can protect and enhance views from the right of way where appropriate. We do not support the assertion that a score of 1.7 is appropriate here and consider that the presence of rights of way through a site large enough to be able to accommodate landscape buffers and screening can be anything but a positive opportunity. We suggest the score is altered accordingly."	The proposed development of the site will directly impact on two rights of way. The score of 1.7 is therefore considered to be appropriate
	Porch Farm	" <i>Would the site negatively affect public open space or create more:</i> the site was scored 3.9. In light of the size of the site, there is huge potential to provide new open space. A score of 4 or 5 should be provided for this site and we suggest the score is amended accordingly."	This score was marked individually by members of KSG and the average taken. There is little difference between 3.9 & 4
	Porch Farm	" <i>Is the site visible from AONB or would it protect and enhance it:</i> A score of 2.4 has been provided, which we suggest is too low. The site is not located within the AONB and the site is of a sufficient size to provide adequate mitigation in order to protect views of the AONB."	The site is directly visible from the AONB and will impact on views therefrom. The score of 2.4 is therefore considered to be appropriate.
	Porch Farm	" <i>Does the site affect or detract from listed/historical buildings:</i> While we agree that, according to the marking criteria which is based on distances from the site boundary to a listed building, a mark of 3 should be provided, we disagree that such a low mark should be attributed to a site which is a minimum of 100m from a listed building.	The proposed development adjacent to of Porch Farm will materially change

Consultee	Report reference	Comment	KNDP response
			its setting within open farmland. The score of 3 is therefore considered to be appropriate.
	Fawconer Road	“We disagree with some of the scores attributed to this site [Fawconer Road] and do not agree that the criteria selected to rank the sites are sufficient to take into account potential densities (and subsequent integration to the village) and potential risks to future residents, such as air quality risk from proximity to the main road. We suggest such matters are taken into account within the scoring mechanism.”	The proposed Gross Densities for the sites are typically around 20 dph. This is directly comparable to the Gross Density of the existing, established, adjacent development. Initial layout and design proposals indicate that noise can be adequately mitigated. Recent development at Longcroft Road demonstrate that air quality will not be a significant issue.
	Fawconer Road	<i>“Does the site affect or detract from listed/historical buildings: A score of 5 has been given which means that the site boundary is more than 200m from the nearest listed</i>	Noted and amended

Consultee	Report reference	Comment	KNDP response
		building. However, the site boundary of the Fawconer Road site is approximately 156m from the listed building in Elm Grove (shown in Map 4 in the KNP). The score for this criterion should therefore be reduced to 4.”	accordingly. This does not change the overall order of the sites
	Coppice Road	“We disagree with some of the scores attributed to this site [Coppice Road] and do not agree that the criteria selected to rank the sites are sufficient to take into account potential densities (and subsequent integration to the village) and potential risks to future residents, such as air quality risk from proximity to the main road. We suggest such matters are taken into account within the scoring mechanism.”	The proposed Gross Densities for the sites are typically around 20 dph. This is directly comparable to the Gross Density of the existing, established, adjacent development. Initial layout and design proposals indicate that noise can be adequately mitigated. Recent development at Longcroft Road demonstrate that air quality will not be a significant issue.
	Coppice Road	“Does the site affect or detract from listed/historical buildings: A score of 5 has been given, which means that the site boundary is more than 200m from the nearest listed building. However, the site boundary of the Coppice Road site is approximately 165m	Noted and amended accordingly. This does not change

Consultee	Report reference	Comment	KNDP response
		from the listed building in Elm Grove (shown in Map 4 in the KNP). The score for this criterion should therefore be reduced to 4.”	the overall order of the sites
	Coppice Road	“ <i>Would the site negatively affect public open space or create more:</i> The site [Coppice Road] is currently comprised of open space and the development of the site would therefore lose the open space. While the eastern part of the site would provide open space, the quality of it has already been discussed as we suggest that the narrowness of the site with the main road to the immediate north would not provide good quality or useable space. We suggest the score attributed to this should be reduced.”	The site is not designated as Open Space.
	Strokings Road	“We disagree with some of the scores attributed to this site [Coppice Road] and do not agree that the criteria selected to rank the sites are sufficient to take into account potential densities (and subsequent integration to the village) and potential risks to future residents, such as air quality risk from proximity to the main road. We suggest such matters are taken into account within the scoring mechanism.”	The proposed Gross Densities for the sites are typically around 20 dph. This is directly comparable to the Gross Density of the existing, established, adjacent development. Initial layout and design proposals indicate that noise can be adequately mitigated. Recent development at Longcroft Road demonstrate that air quality will not be a significant issue.

Consultee	Report reference	Comment	KNDP response
	SEA	<i>"Biodiversity:</i> The site [Porch Farm] is identified as being within an IRZ (Impact Risk Zone) of the Greenham and Crookham Commons SSSI and the site is therefore identified as having a negative effect on biodiversity. No type of mitigation has been considered in the assessment."	AECOM to respond
	SEA	"The assessment acknowledges the presence of ecology within the hedgerows but does not take into account the huge potential for ecological enhancement and biodiversity enhancements. As such, we consider this assessment should view the site more favourably as there are a number of enhancements which would be provided which would actively improve biodiversity.	AECOM to respond
	SEA	<i>"Historic environment and landscape:</i> The site has been considered to have a negative impact on the historic environment and landscape due to the sites location adjacent to the listed building of Porch Farm. In actual fact, Land at Porch Farm is located 130m from the listed building and therefore will have very limited impact on the setting of the listed building. In addition, Land at Porch Farm appears to be over 100m from the site boundary to the listed building. Furthermore, any future development would take into account the presence of the listed building."	AECOM to respond
	SEA	"This section also considers the impact of the site [Porch Farm] on the landscape with a conclusion that there could be some impact on the AONB. As already mentioned, the site is large enough to accommodate screening with landscape buffers and such screening could be implemented to ensure, at minimal, a neutral impact on the AONB. We therefore suggest that the assessment of the landscaping within the SEA is too negative."	AECOM to respond
	SEA	"All three sites [Strokins Road, Fawconer Road and Coppice Road] have been attributed a 'no or negligible' impact on health and wellbeing, despite noting that all three sites, in their current form, act as a noise buffer to the A339. With the proposed properties to be located within such proximity to the A339, there are risks of noise and air pollution for all future residents. As such, we cannot support the neutral assessment of this criteria."	AECOM to respond
	SEA	"The SEA, in section 3.2 confirms that all sites are located within the IRZ of the Greenham and Crookham Commons SSSI. However, only Land at Porch Farm has been negatively assessed for its inclusion in the IRZ due to its ability to accommodate 50	AECOM to respond

Consultee	Report reference	Comment	KNDP response
		<p> dwellings. If all three of the proposed allocated sites are included within the KNP, then cumulatively they should be considered for their being in the IRZ. If indeed all sites would trigger concerns due to the IRZ, we would suggest that development at Land North of Porch Farm would be the most appropriate given its overall size and ability to provide open space and mitigation to overcome some of the concerns raised.”</p>	
<p>Thakeham</p>	<p>Page 2, Para 2</p>	<p>“The Inspector examining the Basingstoke and Deane Local Plan recommended the removal of the ceilings on the housing numbers for NPs (i.e. ‘from approximately 50’ to ‘at least 50’) which the policy (SS5) now includes, therefore emerging NP’s should be positively prepared in conformity with both National and Local Policy to ensure that they assist in the delivery of the adopted District wide housing delivery requirement.”</p>	<p>The individual policies for the three sites will be amended such that they allocation is changed from “approximate” to “at least”. The KNDP team are also advised by officers of B&DBC that the borough has a demonstrable 5 year Housing Land Supply.</p>
	<p>Page 2, Para 6</p>	<p>“It should be noted that the Basingstoke and Deane Landscape Assessment: Main Report (2001) identifies a number of key conservation and enhancement priorities for Kingsclere, notably it states to “conserve ribbon of scrub and tree planting between the A339 and urban form of Kingsclere, retaining and enhancing its landscape and biodiversity values”. All of the proposed allocations within the draft NP now fall within this area of land to the north of Kingsclere and the A339. The Site Assessment Report (2017) does not appear to assess this constraint.”</p>	<p>The recent development at Longcroft Road has set a precedent for development alongside the A339. Each of the three site</p>

Consultee	Report reference	Comment	KNDP response
			development allocation policies require the development layouts and proposals to take account of the biodiversity designations and to adequately mitigate any adverse impacts.
	Page 3, Para 1	“We would ask the KNPG to consider allocating an additional site, like our site at Yew Tree Farm, to add flexibility to the NP thus ensuring that should one of the sites failed to come forward, or be constrained in the delivery of its allocated provision within the NP, there would be a shortfall in the housing numbers which could be avoided by making a positive provision during the plan making process to avoid potential future windfall applications. Allocation of an additional site, also would ensure the plan is positively prepared in accordance with National policy.”	The KNDP team are advised by officers of B&DBC that the borough has a demonstrable 5 year Housing Land Supply. The Neighbourhood Plan will be reviewed as stated in Para 1.5.3 which will provide the opportunity to monitor and review the progress of the proposed

Consultee	Report reference	Comment	KNDP response
			developments against the Plan. The NPPF does not require Neighbourhood Plans to include “additional allocations” or reserve allocations.
	Page 3, Paras 2 and 3	<p>“It is recognised that the majority of the eastern part of the site is situated within the North Wessex Downs AONB - as is a significant part of the borough.</p> <p>The NPPF para 115 notes that great weight should be given to conserving their landscape and scenic beauty. This designation does not preclude development taking place on the site. There have been a number of approved planning applications and allocations in villages in AONB across the country.”</p>	Proximity to the AONB has been used as one criterion within the Site Assessment in determining the relative merits of sites.
	Page 3, Para 4	“Thakeham Homes consider the site to be suitable for residential development and as such wish to promote the site for inclusion as an additional allocation in the emerging Neighbourhood Plan. The red line location plan for the site has been appended to this representation at Appendix 1.”	The KNDP team are advised by officers of B&DBC that the borough has a demonstrable 5 year Housing Land Supply. The Neighbourhood Plan will be reviewed as stated in Para 1.5.3 which will

Consultee	Report reference	Comment	KNDP response
			provide the opportunity to monitor and review the progress of the proposed developments against the Plan. The NPPF does not require Neighbourhood plans to include "additional allocations" or reserve allocations.
Resident C1		<p>Disagree with the decision to split development over three sites. Surely this is an inefficient use of resources.</p> <p>I find it absolutely unbelievable that the SPB is going to be changed to include these sites which were previously defined as 'open countryside: "...Local Plan Inspector and by a previous appeal Inspector who concluded that the buffer clearly formed a part of the open countryside and its development would unacceptably urbanise the edge of the village. Therefore, it is considered that this site should not be allocated in the Local Plan or included within the SPB."</p> <p>Further development along the A339 is detrimental to the character of the village. Despite reasonable green space between the existing low cost housing and the A339, these homes are still visible especially in winter when the trees provide little screening and are not in keeping with the character of the village and local area. The flats on Strokins Road</p>	<p>Site evaluation resulted in 3 sites.</p> <p>All sites considered are outside the SPB and are on the edge of the village</p> <p>Will be taken into account by developers</p>

Consultee	Report reference	Comment	KNDP response
		<p>are particularly unsightly. How does this satisfy 'taking into account the historical integrity of the village'?</p> <p>Sites all seem to be adjacent to priority habitats.</p> <p>Sites will have a detrimental impact on existing Kingsclere residents living on B3051. The north of the village is being consistently developed for low cost housing, reducing green space and making this part of the area increasingly urban. We often enjoy owls, deer and other wildlife and these new houses will further encroach on the leafy, rural character of B3051.</p> <p>Increased noise pollution for B3051 residents. Again, detrimental to the character of the area we live in.</p> <p>The Ashford Hill road junction is already an absolute nightmare - yet you are proposing increasing the load on this junction with the three new sites, yet don't detail any traffic management strategy. There are so many accidents already.</p> <p>What extra resources are going to be provided to manage crime within the area? Living on the B3051, we have had numerous problems with theft. I am concerned that providing more low cost housing, even closer to the B3051 is likely to increase these anti-social issues.</p> <p>No information on what will be done to provide a new 'buffer' - no details of more trees being planted to act as screening.</p>	<p>Noted</p> <p>All sites considered are outside the SPB and are on the edge of the village</p> <p>Traffic management will be developed in conjunction with developers and possibly Highways</p> <p>Not a planning consideration</p>

Consultee	Report reference	Comment	KNDP response
			See developers' plans. The Parish Council will work with all developers.
Resident C2		<p>I would like to congratulate the team on a professional piece of work, well thought out and constructed, with a logical conclusion that I feel gives the opportunity for the people of Kingsclere to protect the village from uncontrolled development for the next 13 years.</p> <p>I appreciate that the people adjacent to the chosen sites will not be happy but this was always going to be the situation given the constraints of the village in terms of new build opportunities.</p> <p>Even if the chosen site(s) would have been closer to me (which would have been the case if Porch Farm had been top of the list) I would still have supported the Neighbourhood Plan outcome as this is our only chance to protect our village from developers.</p> <p>I urge the whole village to come out and support the conclusions of this report and to vote for acceptance of the Neighbourhood Plan.</p>	Noted
Resident C3		<p>I am a resident of Kingsclere and just wanted to confirm that regarding the Neighbourhood plan proposal to develop 50 new dwellings - I agree with the Consultation proposal document which finds that the most suitable sites for development are: Fawconer Road, Coppice Road and Strokins Road.</p> <p>I have followed the Neighbourhood plan closely for the last 3 years and from the outset, feedback from the community stated a preference towards having 'pockets' of new houses infilling already built-up areas rather than building on any greenfield / agricultural land site.</p> <p>We are so fortunate to live in this special village set amongst beautiful, unspoilt countryside and I believe the majority of villagers are keen to protect our precious</p>	Noted

Consultee	Report reference	Comment	KNDP response
		<p>countryside from extensive development. I fully accept the village has a responsibility to accommodate new dwellings; it always has and it will continue to. But it does make sense to infill the existing housing sites with smaller numbers of new houses - rather than expanding into a greenfield site with 50+ dwellings. Furthermore, the infill areas are already of close proximity to the A339 - i.e. there will less need for major road infrastructure changes.</p> <p>I'd like to thank the Parish Council for all their hard work in representing all views during the course of the Neighbourhood Plan and for keeping everyone well informed via The Tower, the Neighbourhood Plan website and the Kingsclere Facebook page. To date, everyone I have spoken to has agreed with the consultation proposal document findings in their selected development sites of Fawconer Road, Coppice Road and Strokins Road.</p>	
Resident C4		<p>Having viewed the proposed plan, we are very disappointed that the sites behind Strokins, Fawconer and Coppice Roads have been identified as the most suitable for new house building.</p> <p>However, if these areas are to be used, we feel very strongly that the number of homes should be kept to those suggested in the Assessments carried out by the Consultants, and in particular we are strongly opposed to the proposal that those behind Coppice Road be increased from 26 to 36, an increase of 40% over what was originally put forward as a suitable number of homes to be accommodated in that space.</p> <p>The 3 strips were left as "buffer strips" after the bypass was built, to retain the rural village feel and to mitigate the road noise. It is ironic that the Parish Council, who previously fought hard to retain these areas, was apparently responsible for setting a precedent by organising affordable housing behind Longcroft Road.</p> <p>It is difficult to understand how it is preferable to put this large number of properties on these three relatively small areas rather than take the land put forward on Porch Farm. Whilst it is understood that some people were averse to this, citing urban sprawl, it surely has to be realised that a development there will happen regardless, and probably sooner</p>	<p>The policy is for 26 homes behind Coppice Road.</p> <p>Site evaluation resulted in 3 sites.</p> <p>Noted, but the opposite view was also put forward by many residents</p>

Consultee	Report reference	Comment	KNDP response
		<p>rather than later. At least in the hands of the Neighbourhood Planning Team, this could be developed sympathetically.</p> <p>We feel it is very short sighted not to utilise the Porch Farm land at this stage, since invariably in years to come there will be more and more homes required which could be accommodated there in a designed environment rather than shoe horning as many homes in as possible on 3 relatively small strips that currently have a wealth of wildlife.</p> <p>We believe very strongly that the traffic problems both to and from the A339 as a result of these developments will be exacerbated, since even now at busy periods it can be difficult to access the main road from the Ashford Hill Road and regardless of staggered junctions, there will be chaos, resulting in people going through the village to having to use the junction. This of course will be made even worse by the developments at Manydown and Newbury etc and the associated increase in traffic along the A339.</p>	<p>Site evaluation resulted in 3 sites.</p> <p>Traffic is a particular problem throughout the entire village. The potential developers commissioned a traffic report from RPS "Land at Ashford Hill Road, Kingsclere, Access Appraisal" which is available on the KNDP web site</p>
Resident C5		<p>You asked for comment on the Plan. Please pass our thanks and congratulations to all those involved, particularly to Sue Adams. We fully accept its conclusions. Our only comment is that the process seems much more long winded and complex than necessary. So much so that it must act to deny local influence on planning to communities other than to those, like Kingsclere, who have the fortune to be represented by very dedicated, hard-working people.</p>	Noted

Consultee	Report reference	Comment	KNDP response
Resident C6		<p>Having seen the Neighbourhood Plan consultation documents today at the Library, I would like firstly to congratulate the NHP Group on their thorough and hard work putting the Plan together.</p> <p>Secondly, I am in full support of the proposed developments. The number of houses proposed is well within the amount we have been allocated as a village. The sites are currently 'dead land' therefore ideal for the development and the size of properties hopefully, will enable the young and older people of the village to be able to get on the housing ladder or down size as appropriate.</p> <p>I do appreciate that those current residents who live adjacent to the sites may not be very happy about the sites having been chosen. However, we do have to build somewhere and your investigations have shown that these are the most appropriate to meet the village's needs.</p> <p>I look forward to hearing when the referendum is going to take place.</p>	Noted
Resident C7		Having read the Plan we both fully support the well-considered proposals.	Noted
Resident C8		<p>1) Junction with the A339 and Ashford Hill Road will become busier and I for one will end up driving through the village instead of sitting at the junction (I know I will not be the only one either)! I head for Newbury so it would potentially be quicker for me to join the roundabout the other end of the village. The A339 is diverted to go around Kingsclere which I presume was to stop so many vehicles travelling through the village but this may increase again if people like myself will no longer use the junction. Cars needing to cross two lanes of traffic at this junction causes endless problems and numerous accidents. If there was a roundabout, (as there appears to be plenty of room for one) it would keep the traffic flowing in all directions and would also help with point two!</p> <p>2) Road noise. I have lived in South Road for 3 years and in that short space of time have noticed an increase in traffic noise on the A339. You would think due to the junction just at the end of the estate (and a sign that flashes to try to slow traffic down) it would</p>	Traffic is a particular problem throughout the entire village. The potential developers commissioned a traffic report from RPS "Land at Ashford Hill Road, Kingsclere, Access Appraisal" which is available

Consultee	Report reference	Comment	KNDP response
		<p>make a difference, but it doesn't. As mentioned in point one, a roundabout would both ease traffic noise & reduce accidents and waiting time.</p> <p>3) I would like confirmation if the houses being built would be allocated to local people or those having links with Kingsclere villagers?</p> <p>4) I have 11 hedgehogs visiting my garden and it is used as a release site (another 2 are going out in Spring). I also know of another neighbour who is looking after a hedgehog in this area which will also be released. Coppice/South Road is a triangular pocket that hedgehogs are flourishing in. If these houses do have to be built it will be on land that the hedgehogs most definitely use. There is long grass in which they like to nest & hibernate in. They also travel up to 2 kilometres a night foraging for food which covers this whole pocket of land as the roads surrounding us keeps them within these boundaries. IF this plot does have to be developed would those involved take this into consideration and perhaps provide hedges or small gaps in fences especially for them to be able to travel about the area as they do now? Will the area be checked before being bulldozed - it will break my heart if no care is taken to help these declining animals and all my efforts and visits to Hedgehog Bottom Rescue are in vain!</p>	<p>on the KNDP web site. The parish Council have commenced work on Project 1 'Traffic and Transport Management'</p> <p>As far as possible - allocation of affordable rented accommodation will be in accordance with B&DBC's criteria.</p> <p>Agreed. Thank you for the information we will liaise with the developer and seek undertakings to mitigate the impact and provide for hedgehogs within the development.</p> <p>.</p>

Consultee	Report reference	Comment	KNDP response
Resident C9		<p>As secretary of Kingsclere Youth Football Club and resident of Kingsclere I support Policy K10 and that the playing fields at the Fieldgate need a significant amount of improvement to ensure that they can be used throughout the year by the various sporting clubs that use the field. The drainage is not effective and leads to the field being out of use for long spells of time. We would like the facility to be able to support, youth football, football, youth rugby, rugby and cricket for all age groups.</p> <p>At present clubs have to go outside of the parish for home matches which does add to the challenge of encouraging more of our youth to take up and maintain an interest in sport. In addition the all weather court needs to be upgraded to allow more sport to be able to use it without risk of injury in the event of a fall. The tarmac surface is not forgiving whereas an all weather mat would allow a wide range of sports to be played on the surface - football, rugby, netball, cricket, basketball. At present clubs use facilities outside the village for training so an all weather surface such as a mat would reduce travel and encourage more to participate.</p>	<p>Since publication of the Pre-submission Plan, a Local Infrastructure Fund grant of £76,500 has been awarded to carry out resurfacing of the hard play area and drainage works on the main field.</p>
Resident C10	Policy K10	<p>I went to the NW Hampshire Broadband Summit on Friday. (I am not sure if anyone from the PC was invited - my neighbour involved me.) The event was hosted by Kit Malthouse and was a follow-on event from one held in 2015. Hampshire County Council, BT, and BDUK (Broadband UK the section in the Department of Culture, Media and Sport responsible for the oversight of the development of the UK's broadband infrastructure). There clearly are still issues around the constituency in the level of service delivered but it is improving with money from central government and Hampshire being invested. However the installation of broadband apparently still does not always feature when a building developer is developing a housing site. Legislation is currently going through parliament that will require developers to include broadband for sites of 40 dwellings or more. BT Openreach offer free broadband installation for developments of over 30 dwellings. This means that unless there is a pro-active approach to the installation of broadband all the proposed development sites in the Neighbourhood Plan may not have broadband installed without the residents, once the development is completed, having to make an additional payment to get a service established. This is something that we now expect to be installed as part of a routine service charge. I spoke to the BT Regional</p>	<p>Agreed, new policy drafted</p>

Consultee	Report reference	Comment	KNDP response
		<p>Manager and she said that to overcome the problem we should ensure that we have a lead developer who co-ordinates the installation of Broadband for our three sites - which are more or less contiguous. So long as BT know that there will be development happening they are prepared to undertake the free installation. (There is no tie to them as a service provider.)</p> <p>This leads me to the fundamental point of this note. I consider that Policy K11, Infrastructure Readiness, should identify Broadband as a discrete infrastructure service that must be provided for all dwellings. We should ensure as part of planning approval conditions that the lead developer has to co-ordinate installation of Broadband making sure that the free installation service provided by BT is used.</p>	
Resident C11	Policy K11	<p>I have a comment that I consider needs to be taken account of in the Neighbourhood Plan in relation to the installation of Broadband. Due to the size of the proposed developments they will not automatically qualify for free Broadband installation and I consider that we will need to ensure action is taken to ensure that there is automatic and free installation. I therefore suggest that Policy K11, Infrastructure Readiness, should identify Broadband as a discrete infrastructure service that must be provided for all dwellings. We should ensure as part of planning approval conditions that the lead developer has to co-ordinate installation of Broadband making sure that the free installation service provided by BT is used</p>	Agreed, new policy drafted
Resident C12	Policy K11	<p>As I sat at the Shell petrol station, I looked across at Porch farm. Even though it was raining it was a lovely view of the farmhouse, through the tall oak trees in the meadow and up to Bishop's Hill. I was very glad that you hadn't suggested Porch Farm for one of the development sites not only for that reason, but also because development on that land would have brought people out of the village and perhaps they would not have become part of it.</p> <p>I would like to congratulate you all on the hard work you undertook and the most professional way the Plan is produced.</p> <p>I support your choice of the three sites; they don't use greenfield sites and they are convenient to the Village amenities.</p>	Noted

Consultee	Report reference	Comment	KNDP response
Resident C13		<p>The sites HA 1,2, and 3, would seem to be the most obvious choice. They will have minimal impact on the village.</p> <p>Having lived in and enjoyed being an active members of village life for 54 years, I and my family are very relieved to see the final outcome of your extensive survey.</p> <p>Please record 4 votes in favour of your proposals.</p>	Noted
Resident C14		<p>We support Policy K10 and that the playing fields at the Fieldgate need a significant amount of improvement to ensure that they can be used throughout the year by the various sporting clubs that use the field. The drainage is not effective and leads to the field being out of use for long spells of time. We would like the facility to be able to support youth football, football, youth rugby, rugby and cricket for all age groups. At present clubs have to go outside of the parish for home matches which does add to the challenge of encouraging more of our youth to take up and maintain an interest in sport. In addition, the all-weather court needs to be upgraded to allow more sport to be able to use it without risk of injury in the event of a fall. The tarmac surface is not forgiving, whereas an all-weather mat would allow a wide range of sports to be played on the surface - football, rugby, netball, cricket, basketball.</p> <p>At present clubs use facilities outside the village for training so an all-weather surface such as a mat would reduce travel and encourage more to participate. Maintenance of the floodlighting will allow extended use.</p>	Since publication of the Pre-submission Plan, a Local Infrastructure Fund grant of £76,500 has been awarded to carry out resurfacing of the hard play area and drainage works on the main field.
Resident C15		<p>A very comprehensive, detailed and thorough piece of work and I strongly support the conclusions reached regarding the three proposed areas of development. Hopefully more sheltered housing for older people will be included, especially as access to Rose Hodson Court is now so restricted.</p> <p>It was a little difficult trying to read it on line but cost was obviously an implication. Maybe a small charge for a printed copy might have been considered?</p>	Noted

Consultee	Report reference	Comment	KNDP response
		Please pass on thanks to Sue and the team for all their hard work putting the plan together. I'm sure everyone in the village appreciates their efforts.	
Resident C16		<p>I would like to give my support to the Draft Kingsclere Neighbourhood Plan. I think the right decision has been made to use the smaller sites.</p> <p>In my opinion, if development were to be allowed on the Porch Farm site, and therefore a precedent set, it would be very difficult to prevent subsequent development(s) being added.</p> <p>Given the lack of any natural constrain in that area (mature boundary tree lines etc), it could very easily be the beginning of a potentially very large area of development remote from the centre of the village. We can all see the ultimate consequences of this type of development at Thatcham.</p> <p>Additionally, while I concede that wherever the development is located, there will be traffic issues, having all the traffic from the new development focussed on the A339 opposite the garage, would have been a real problem. I'm amazed how busy the Budgens / garage development has become. Even without extra complication caused by any Porch Farm development, I think it represents a high accident risk area.</p>	Noted
Resident C17		We are pleased that the plan is favouring smaller separate sites rather than one large development.	Noted
Resident C18		To all those involved in preparing the Kingsclere Neighbourhood Plan I wish to extend my sincere thanks for all the hard work involved. The proposed sites are the most appropriate for the village and the new residents. I am hopeful that the village will vote to accept the plan.	Noted
Resident C19		<p>Thank you for such a thorough and professional pre-plan document. You analyse data with rigour and present your findings in a coherent and impartial manner. This adds weight and full justification to the common-sense conclusions you reach regarding the nature and location of development.</p> <p>Thank you for the huge amount of hard work that has gone into this,</p>	Noted

Consultee	Report reference	Comment	KNDP response
Resident C20		<p>We would like to say that we are delighted that the Neighbourhood Plan does not propose to build on Porch Farm, and is keeping the village within existing boundaries. We very much believe in protecting our beautiful countryside around Kingsclere. We support the plans as now drafted. Many thanks to all the people involved in developing the plan.</p>	Noted
Resident C21		<p>As a long-term resident of Fawconer Road, I wish to submit some concerns for pre-development consideration.</p> <p>Has a pollution risk assessment from A339 traffic been made given the greater load when the Sandleford (Newbury) and Manydown developments come on stream?</p> <p>Could consideration be given to the line of mature mixed species hedging – wild plum, willow, hawthorn, birch – being retained as screening for residents and a great wildlife amenity?</p> <p>Could a group of three significant oaks be integrated, if possible, into the layout of the housing?</p> <p>The integrity of the rivulet eventually draining into Gaily Brook is of importance. This is probably the lowest point of the locality and in snow and heavy rainfall, the stream rises very quickly carrying water away to join the bigger stream. Any blocking could give rise to flooding or bank erosion.</p> <p>History of site development.</p> <p>When Trencherwood applied to build 20 houses on the site in question in 1987, the Secretary of State for the Environment deemed it not viable at a Public Enquiry. Even plans for a single bungalow were rejected. Strong representations were made concerning the access to an already busy road in '87, consider the impact 30 years later!</p>	<p>Not as far as we are aware - this is outside our sphere of influence. Screening will be retained.</p> <p>The Parish Council will discuss with developers once planning applications are submitted</p> <p>See the evidence why sites were chosen</p>

Consultee	Report reference	Comment	KNDP response
		<p>The last Village Design Statement designated the three plots in question as a buffer zone between the A339 and existing development.</p> <p>While I understand and respect the need for housing and the immense amount of work engendered by the development team, I feel, as do residents that this development considerably impacts on properties nearby and the access is quite dangerous.</p>	<p>The buffer zone has been developed at Sandford Close and Longcroft Road.</p>
Resident C22		<p>After reviewing the neighbourhood plan, I believe most issues have been approached in a careful, thoughtful way.</p> <p>I support the proposed location of the housing developments in Coppice Road, Fawconer Road and Stokins Road as I believe these will have the least impact on the environment, wildlife, traffic within the village and the village boundary. I feel a development on Porch Farm would be highly detrimental to the landscape both environmentally and due to excess traffic- I feel once development starts here, the village boundary will have been extended giving way to even further development.</p> <p>I also speak on behalf of my husband who also shares these views.</p>	<p>Noted</p>
Resident C23		<p>There is a great need for more one or two bedroom bungalows, so retired people can downsize from larger houses. Also, more larger housing needed for young families. I hope this will be for local people and their relatives.</p>	<p>Noted</p>
Resident C24		<p>So, basically, even though a large number of people voiced concerns about splitting the number of houses over a number of sites, that's what is being proposed!</p>	<p>The majority of residents who expressed an opinion were in favour of smaller sites.</p>

Consultee	Report reference	Comment	KNDP response
Resident C25		Good to know you've chosen three sites that are outside the settlement plan boundary, open countryside, and were previously ruled out for development because it would "unacceptably urbanise the edge of the village ... constitute urban sprawl"	All sites considered are outside the SPB.