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Local Plan Update (Regulation 18)

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Are you responding
as
A town or parish council

Comments:

The Spatial Strategy – Between Now and 2040

Document/Chapter/Policy: Local Plan Update (Regulation 18) » The Spatial Strategy – Between Now and 2040

Policy box, Figure or Paragraph Number: 4.2

Do you support, object or are you making a comment?

Support

Support

The Spatial Strategy – Between Now and 2040

Document/Chapter/Policy: Local Plan Update (Regulation 18) » The Spatial Strategy – Between Now and 2040

Policy box, Figure or Paragraph Number: 4.11

Do you support, object or are you making a comment?

Comment

Feel to be a risk: **The theory of stepped trajectory sounds fine, especially infrastructure first but we have concerns if it is achievable – it needs delivery of the large sites in the Plan and historically these have been difficult to deliver. Also will this principle be accepted by the government and if not does it risk the Local Plan.**

The Spatial Strategy – Between Now and 2040

Document/Chapter/Policy: Local Plan Update (Regulation 18) » The Spatial Strategy – Between Now and 2040

Policy box, Figure or Paragraph Number: 4.13

Do you support, object or are you making a comment?

Comment

Feel to be a risk: **Historically the delivery of large sites has been difficult and not to plan. Therefore is focusing on the large strategic sites a risk to the delivery of the plan? What contingencies have been put in place within the Plan if these sites are not delivered or delayed?**

The Spatial Strategy – Between Now and 2040

Document/Chapter/Policy: Local Plan Update (Regulation 18) » The Spatial Strategy – Between Now and 2040

Policy box, Figure or Paragraph Number: 4.14

Do you support, object or are you making a comment?

Support

Agree with boosting social housing stock

The Spatial Strategy – Between Now and 2040

Document/Chapter/Policy: Local Plan Update (Regulation 18) » The Spatial Strategy – Between Now and 2040

Policy box, Figure or Paragraph Number: 4.15

Do you support, object or are you making a comment?

Support

Agree with the principle of delivery of infrastructure and especially the delivery of a new hospital.

The Spatial Strategy – Between Now and 2040

Document/Chapter/Policy: Local Plan Update (Regulation 18) » The Spatial Strategy – Between Now and 2040

Policy box, Figure or Paragraph Number: 4.29

Do you support, object or are you making a comment?

Support

Agree with the strategy of maximising brownfield site opportunities and the regeneration programme.

The Spatial Strategy – Between Now and 2040

Document/Chapter/Policy: Local Plan Update (Regulation 18) » The Spatial Strategy – Between Now and 2040

Policy box, Figure or Paragraph Number: 4.30

Do you support, object or are you making a comment?

Support

Support the concept that if greenfield sites need to be utilised then this should be on the edges of Basingstoke. We agree it sounds the most sustainable approach.

The Spatial Strategy – Between Now and 2040

Document/Chapter/Policy: Local Plan Update (Regulation 18) » The Spatial Strategy – Between Now and 2040

Policy box, Figure or Paragraph Number: 4.38

Do you support, object or are you making a comment?

Support

Support

Agree with the infrastructure first approach, but feel this is a risk if not acceptable to the government.

The Spatial Strategy – Between Now and 2040

Document/Chapter/Policy: Local Plan Update (Regulation 18) » The Spatial Strategy – Between Now and 2040

Policy box, Figure or Paragraph Number: 4.53

Do you support, object or are you making a comment?

Support

Agree with the rural settlement principles and the settlement category tiers as relating to Woolton Hill – agree with categorisation as “small village”.

The Spatial Strategy – Between Now and 2040

Document/Chapter/Policy: Local Plan Update (Regulation 18) » The Spatial Strategy – Between Now and 2040

Policy box, Figure or Paragraph Number: 4.55

Do you support, object or are you making a comment?

Support

East Woodhay has an NP and therefore we agree with the principle of allocation by the NP. However, our recent experience (with the Watermill Bridge approval on appeal to the Inspector for the development of 270 houses) suggests this principle is not effective as it is ignored and undermined by Inspectors. Our community no longer has any confidence in the NP approach.

The Spatial Strategy – Between Now and 2040

Document/Chapter/Policy: Local Plan Update (Regulation 18) » The Spatial Strategy – Between Now and 2040

Policy box, Figure or Paragraph Number: 4.59

Do you support, object or are you making a comment?

Support

Agree concept that smaller villages do not have the infrastructure for large sustainable development. However, this is being undermined by Inspectors (see above).

The Spatial Strategy – Between Now and 2040

Document/Chapter/Policy: Local Plan Update (Regulation 18) » The Spatial Strategy – Between Now and 2040

Policy box, Figure or Paragraph Number: 4.60

Do you support, object or are you making a comment?

Support

Agree that some “proportionate” growth for viability in small settlements should be determined by NPs. But as highlighted above we no longer have any confidence in NPs determining settlement numbers.

The Spatial Strategy – Between Now and 2040

Document/Chapter/Policy: Local Plan Update (Regulation 18) » The Spatial Strategy – Between Now and 2040

Policy box, Figure or Paragraph Number: 4.61

Do you support, object or are you making a comment?
Support

Agree it is essential that there is a need to support and enhance the rural economy to ensure the community remains viable.

CLC1 : Climate Change

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Mitigating and Adapting to Climate Change » CLC1 : Climate Change

Policy box, Figure or Paragraph Number: Policy CLC1

Do you support, object or are you making a comment?
Support

EWPC supports the principles of this policy. We do however have concerns on how the policy will be financed and the impact on the affordability of new housing.

The implementation of this policy requires the use of new technologies and upskilling the required development resource (architects, developers, planners, green teams etc). Are there plans in place to upskill the resource and to deliver the appropriate resource to deliver, monitor and enforce this policy. Is there an accompanying resource plan to support this Local Plan?

Will the need to have the upskilled resource and the required technology impact the ability to deliver the Plan to time, especially with the challenging housing targets.

Policy SPS1 - Scale and Distribution of Development

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Delivering the Spatial Strategy » Policy SPS1 - Scale and Distribution of Development...

Policy box, Figure or Paragraph Number: Policy SPS1

Do you support, object or are you making a comment?
Support

Support but with no confidence on the use of NPs for allocations

Agree with development with SPBs and outside should be considered countryside.

Policy C we support but have no confidence in the NP approach as our NP has been totally overridden by the Inspector (270 unplanned houses).

We already have commented on the stepped trajectory (4.11 comment).

Policy SPS2: Regeneration

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Delivering the Spatial Strategy » Policy SPS2: Regeneration

Policy box, Figure or Paragraph Number: Policy SPS2

Number:

Do you support, object or are you making a comment?

Support

Support the policy

Policy SPS3: Delivering the Basingstoke Town Centre Masterplan

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Delivering the Spatial Strategy » Policy SPS3: Delivering the Basingstoke Town Centre...

Policy box, Figure or Paragraph Number: Policy SPS3

Number:

Do you support, object or are you making a comment?

Support

Support the redevelopment of Basingstoke Town Centre as we feel this is required to attract North Hampshire residents to Basingstoke. At present the focus tends to be on Newbury and Reading for shopping and services. There is little differential to attract residents to Basingstoke and hopefully this will be addressed by the redevelopment.

Within the Masterplan there appears to be little attention on the development of cultural provision. Will this gap be addressed by the Masterplan?

Policy SPS4: Basingstoke Town Centre – Areas of Change

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Delivering the Spatial Strategy » Policy SPS4: Basingstoke Town Centre – Areas of...

Policy box, Figure or Paragraph Number: SPS4

Number:

Do you support, object or are you making a comment?

Support

SPS4 C) Enable provision of transport hub. Basingstoke station is used by North Hampshire residents for commuting to London Waterloo. At present public transport is virtually non-existent from the area to the station, forcing the use of private cars. Will the Local Plan work in combination with Hampshire CC to provide public transport to the railway station from North Hampshire?

Policy SPS5: Sites Allocated for Housing Led Development

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Delivering the Spatial Strategy » Policy SPS5: Sites Allocated for Housing Led Deve...

Policy box, Figure or Paragraph Number: Policy SPS5

Number:

Do you support, object or are you making a comment?

Comment

Feel to be a risk:

There are a number of large development sites brought forward by the Plan. We support the focus of development on the edge of Basingstoke but the number of large sites (as we have discussed above (4.11)) required we regard as a significant risk to the overall Plan if they cannot be delivered – and the Boroughs

historical delivery must question if these sites are achievable. Is there adequate site contingency in the Plan if a number of the large sites are not delivered?

In addition the many large sites listed below, have detailed requirements listed in each policy, including infrastructure, climate change, design principles etc. The policies states the need for significant monitoring and management for quality delivery. All of the policies and monitoring requires significant resource and upskilling of this resource by all the organisations involved (eg Borough Council, County Council, Builders, Utility companies etc). With the state of the economy and with all of the cost pressures on these organisations is it realistic that they will be able to provide the resource required. Likewise is it realistic that the organisations will be able to upskill their resource in time to meet the exacting standards of the policies.

Is there a resource plan (people and money) generated in parallel to the Local Plan to identify and plan for the resources required to deliver the Local Plan?

Does the Plan have the required contingencies if the resource is not delivered in time?

Policy SPS6: Neighbourhood Planning

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Delivering the Spatial Strategy » Policy SPS6: Neighbourhood Planning

Policy box, Figure or Paragraph Number: Policy SPS6

Do you support, object or are you making a comment?

Support

Support the concept, but no confidence in this policy and the use of NPs for allocations:

Within SPS6 East Woodhay has a zero allocation in this Local Plan due to the over delivery of development against target in the previous Local Plan period. This was agreed with East Woodhay PC and is reflected in the NP. However, the recent approval of 270 houses at Watermill Bridge on appeal to the Inspector, has blown the NP out of the water. Therefore East Woodhay PC and the community no longer have any confidence in the NP. In our view policy SPS6 is totally undermined by the Inspectors decision and we have no confidence in this policy.

We had strongly supported the principle of NPs to determine allocations, but unfortunately this is no longer the case.

Policy SPS6: Neighbourhood Planning

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Delivering the Spatial Strategy » Policy SPS6: Neighbourhood Planning

Policy box, Figure or Paragraph Number: 6.179

Do you support, object or are you making a comment?

Object

We do not support that only developments outside of, but adjacent to, SPB with a net gain of five or more units are counted towards this policy. The parish has experienced numerous single "windfall" development recently and this has not counted towards allocation. We believe this is wrong and that any development should count towards the allocation.

Policy SPS6: Neighbourhood Planning

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Delivering the Spatial Strategy » Policy SPS6: Neighbourhood Planning

Policy box, Figure or Paragraph Number: 6.181

Do you support, object or are you making a comment?
Support

Support the concept but no confidence in this statement and the NP process:

East Woodhay supported the SPB being set by the NP and the NP reflects the updated SPB that now includes the 65 houses of Meadowbrook (a development that was six times over the allocation target). However, as stated above the NP has been trashed by the Watermill Bridge development and we no longer have confidence in the NP process nor this policy.

Policy SPS7: Ensuring a supply of deliverable sites

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Delivering the Spatial Strategy » Policy SPS7: Ensuring a supply of deliverable sit...

Policy box, Figure or Paragraph Number: SPS7

Do you support, object or are you making a comment?
Comment

Feel to be a risk: As stated above we feel there is a significant risk to the housing supply by the dependence on the delivery of a number of large sites.

Policy SPS9: Basing View

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Delivering the Spatial Strategy » Policy SPS9: Basing View

Policy box, Figure or Paragraph Number: Policy SPS9

Do you support, object or are you making a comment?
Support

Support the need to regenerate Basing View. Although the primary focus in the North Hampshire settlements tends to be towards Newbury as the main town for shopping we recognise and support that it is essential to encourage and drive economic growth in Basingstoke and the Borough. Many of our community indeed work in Basingstoke. We therefore believe it is critical to maintain and develop a thriving Basingstoke town and Borough to continue to deliver and enhance the services provided to our community.

Policy SPS11: Basingstoke Leisure Park

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Delivering the Spatial Strategy » Policy SPS11: Basingstoke Leisure Park

Policy box, Figure or Paragraph Number: Policy SPS11

Do you support, object or are you making a comment?
Support

Support

Policy SPS12: Chineham Railway Station

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Delivering the Spatial Strategy » Policy SPS12: Chineham Railway Station

Policy box, Figure or Paragraph Number: Policy SPS12

Do you support, object or are you making a comment?

Comment

North Hampshire residents use Newbury railway station for access to Reading.

Policy ENV1: Landscape

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV1: Landscape

Policy box, Figure or Paragraph Number: Policy ENV1

Do you support, object or are you making a comment?

Support

Sounds positive and good to see the importance of the River Enborne in North Hampshire finally acknowledged. However, a lot seems to depend on interpretation in this policy, ie what is sympathetic to the character of the area in question.

EWPC is concerned by the wording “proportionate and flexible depending on the nature and scale of the proposal”. This delivers a degree of subjectivity that could lead to the dilution and aims of the policy.

Implementation and monitoring, working with the NWD National Landscape is highlighted. As we experience this is not working well at present what will be put in place and change in the future as part of this plan to enable this process to be effective?

Policy ENV1: Landscape

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV1: Landscape

Policy box, Figure or Paragraph Number: 7.7

Do you support, object or are you making a comment?

Comment

EWPC has a lack of confidence in the statement that Valued Landscapes designation will be used to protect and enhance existing NWD National Landscape as we see this frequently ignored at present, especially by planning inspectors. What process will change to enable this to be effective?

Policy ENV1: Landscape

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV1: Landscape

Policy box, Figure or Paragraph Number: 7.10

Do you support, object or are you making a comment?

Comment

EWPC has little confidence in this paragraph. The East Woodhay NP makes specific reference to the NWD National Landscape, but in our experience, this is inconsistently followed in the present planning process and often ignored by planning inspectors. What process will change to enable this to be consistently applied and effective?

Policy ENV2: Strategic Gaps

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV2: Strategic Gaps

Policy box, Figure or Paragraph Number: Policy ENV2

Do you support, object or are you making a comment?

Comment

Needs additional protection for gaps between villages in the countryside: The paragraph following this policy states that “7.13 In parts of Basingstoke the towns and villages are located relatively close to one another and the land allocations within this plan will in some instances reduce the distance between settlements further. The gaps have not been defined to protect the countryside or landscape (Policy ENV1), they are essentially a planning tool to prevent the coalescence of settlements and maintain the separate identity of settlements.

Further at 17.15. “Small scale development that is in keeping with the rural nature of the gaps will not be prevented, provided that it is appropriately sited and designed to minimise the impact on the openness of the gap and subject to other policies of this plan.

Long comment short - if this is important it should be in the policy.

In the North of the Borough, we feel a strategic gap should be identified between Newbury (Wash Common) and Highclere and East woodhay. With the Watermill Bridge development being approved this gap is starting to be filled.

Policy ENV3: Thames Basin Heath Special Protection Area

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV3: Thames Basin Heath Special Protectio...

Policy box, Figure or Paragraph Number: Policy ENV3

Do you support, object or are you making a comment?

Support

Requires specialist knowledge. Needs confirmation that the appropriate specialist organisations will be consulted and at v point in the Plan.

Policy ENV4: Nutrient Neutrality

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV4: Nutrient Neutrality

Policy box, Figure or Paragraph Number: Policy ENV4

Do you support, object or are you making a comment?

Support

Requires specialist knowledge to monitor and enforce. Is there a resource plan to ensure this will be in place.

Policy ENV5: River Loddon, Test and Enborne Corridors

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV5: River Loddon, Test and Enborne Corri...

Policy box, Figure or Paragraph Policy ENV5

Number:

Do you support, object or are you making a comment?

Support

Good to see the importance of the River Enborne acknowledged. But the importance of this river does need to be recognised in the implementation of the Plan and put into practice.

This policy also requires specialist skills for monitoring and enforcement, is there a resource plan to deliver this resource?

Policy ENV6: Biodiversity, Geodiversity and Nature Conservation

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV6: Biodiversity, Geodiversity and Natur...

Policy box, Figure or Paragraph Policy ENV6

Number:

Do you support, object or are you making a comment?

Support

This appears a good policy, but it is long and complex. This will require specialist knowledge and skills, so as above will there be a resource plan to deliver the required resource.

Policy ENV7: Green and Blue Infrastructure

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV7: Green and Blue Infrastructure

Policy box, Figure or Paragraph Policy ENV7

Number:

Do you support, object or are you making a comment?

Support

This appears a good policy, but it is long and complex. This will require specialist knowledge and skills, so as above will there be a resource plan to deliver the required resource.

Policy ENV7: Green and Blue Infrastructure

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV7: Green and Blue Infrastructure

Policy box, Figure or Paragraph 7.52

Number:

Do you support, object or are you making a comment?

Comment

Has the River Enborne been considered to be designated as a potential biodiversity priority area?

Policy ENV8: Local Green Space

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV8: Local Green Space

Policy box, Figure or Paragraph Number: Policy ENV8

Do you support, object or are you making a comment?

Comment

East Woodhay local green spaces are defined within its NP. Will the exceptions defined in b) apply to those green spaces defined in a NP. In particular EWPC is concerned by the term “Engineering Operations” – what does this cover as this sounds broad, for example does this prioritise solar panel installation? This we would have objections to in a defined NP green space.

Policy ENV9: Water Quality

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV9: Water Quality

Policy box, Figure or Paragraph Number: Policy ENV9

Do you support, object or are you making a comment?

Support

This sounds good, but again requires specialist knowledge to monitor and enforce. Is there a resource plan to deliver this resource.

The River Enborne has been mentioned throughout this Plan, but in the supporting wording to this policy it is not mentioned, nor its health and specific problems. Is it intentionally left out. If so EWPC would question why this is and wish it to be included.

EWPC in particular have concerns on how theoretical monitoring will be achieved due to the overall reduction in the Environment agencies resource over the last few years and the well published failure by water companies over the last 20 years to invest in infrastructure. It leaves a degree of lack of confidence in the ability to deliver this policy.

Policy ENV10: Managing Flood Risk

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV10: Managing Flood Risk

Policy box, Figure or Paragraph Number: Policy ENV10

Do you support, object or are you making a comment?

Support

This sounds good, but it is again a long complex policy requiring specialist knowledge to understand it, monitor and enforce. Again how will this specialist knowledge be delivered and is there a resource plan.

Policy ENV11: Energy standards

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV11: Energy standards

Policy box, Figure or Paragraph Number: Policy ENV11

Do you support, object or are you making a comment?

Support

This sounds good, but is a complex area and requires specialist knowledge to understand, monitor and enforce. How will this specialist knowledge be delivered and is there a resource plan.

No particular type of heat pump is mentioned. A comment – if the properties are new build then ground source heat pumps should be considered as significant earth movement will be taking place.

Policy ENV12: Sustainable Design and Construction requirements

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV12: Sustainable Design and Construction...

Policy box, Figure or Paragraph Number: Policy ENV12

Do you support, object or are you making a comment?

Support

Sounds good. Again another policy requiring the appropriate technical skill set to understand, monitor and enforce. How will this resource be delivered

Policy ENV13: Renewable and low carbon energy

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV13: Renewable and low carbon energy

Policy box, Figure or Paragraph Number: Policy ENV13

Do you support, object or are you making a comment?

Support

Sounds good, but a long and complex policy requiring specialist resource for delivery, monitoring and enforcement. How will this resource be delivered.

We would especially support the comment in paragraph 7.94 stating that the NWD Management Plan will be taken into account. Again we have a lack of confidence that will be the case due to our experience. What will change to deliver this comment?

Policy ENV14: Pollution

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV14: Pollution

Policy box, Figure or Paragraph Number: Policy ENV14

Do you support, object or are you making a comment?

Support

EWPC supports this policy. However, the footnotes give a wide definition of pollution which could undermine enforcement of this policy. Again this requires specialist skills to monitor and enforce and is there a resource plan to deliver these.

Policy EMP1: Economic Growth and Investment

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Supporting A Thriving Local Economy » Policy EMP1: Economic Growth and Investment

Policy box, Figure or Paragraph Number: Policy
EMP1

Do you support, object or are you making a comment?

Support

Many North Hampshire residents work in Basingstoke, so continued economic growth is important to our community.

It should be noted with reference to infrastructure, that as Basingstoke employment opportunities continue to grow this will attract more people from North Hampshire, putting yet more pressure on the A339. This will also combine with the added pressure from development on that side of Basingstoke.

Policy EMP2: Employment Land and Premises

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Supporting A Thriving Local Economy » Policy EMP2: Employment Land and Premises

Policy box, Figure or Paragraph Number: Policy
EMP2

Do you support, object or are you making a comment?

Support

Support

Policy EMP3: Town, District and Local Centres

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Supporting A Thriving Local Economy » Policy EMP3: Town, District and Local Centres

Policy box, Figure or Paragraph Number: Policy
EMP3

Do you support, object or are you making a comment?

Support

Support

Policy EMP4: Rural Economy

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Supporting A Thriving Local Economy » Policy EMP4: Rural Economy

Policy box, Figure or Paragraph Number: Policy
EMP4

Do you support, object or are you making a comment?

Support

East Woodhay NP actively supports development of our rural economy. We would make two comments on the policy:

EMP4 F) Road Infrastructure – this is a significant clause for development of the rural economy. Most of our rural roads are narrow and deteriorating (especially at the sides) with the lack of investment from Hampshire CC in these roads. We would therefore fully support policy clause F) and regard it as a primary determining factor for approving a business development. If a business is proposed for a site that is on a poor quality road and / or not well maintained we would not support the business development at that site.

Business development within the AONB (National Landscape). We would expect a clause in EMP4 to reference that any business development within the AONB should reference and follow the conditions within the AONB Management Plan for business development. For example conditions associated with lighting, scale, noise, traffic etc should be followed by any potential business.

Policy EMP4: Rural Economy

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Supporting A Thriving Local Economy » Policy EMP4: Rural Economy

Policy box, Figure or Paragraph Number: 8.30

Do you support, object or are you making a comment?

Support

We support the importance of NPs in relation to understanding local economic needs, especially with reference to the impact on the AONB.

Policy EMP4: Rural Economy

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Supporting A Thriving Local Economy » Policy EMP4: Rural Economy

Policy box, Figure or Paragraph Number: Implementation and Monitoring box

Do you support, object or are you making a comment?

Comment

We would ask has the Borough enough resource to provide the monitoring of the conditions in EMP4, (especially the climate conditions, biodiversity impact and compliance with AONB Management Plan) in parallel with all the other monitoring activity outlined in the Local Plan. Is there an associated resource plan being generated to support the delivery of the Local Plan.

Policy EMP5: Rural Tourism

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Supporting A Thriving Local Economy » Policy EMP5: Rural Tourism

Policy box, Figure or Paragraph Number: Policy EMP5

Do you support, object or are you making a comment?

Support

Being in proximity to Highclere Castle and the countryside of the AONB, the East Woodhay NP actively supports tourism.

Clause EMP5 b) Impact on AONB – with most of East Woodhay being in the AONB we especially support this clause and we would expect any rural tourism to consult and follow the AONB Management Plan.

Clause EMP5 D) highways. As with EMP4 consideration of our road infrastructure (narrow and deteriorating) is highly important. Therefore we would apply our comments for EMP4 F) to EMP5 D).

EWPC believe that the policy should also specifically mention pollution impact, including noise and light pollution.

Policy EMP5: Rural Tourism

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Supporting A Thriving Local Economy » Policy EMP5: Rural Tourism

Policy box, Figure or Paragraph Number: 8.35

Do you support, object or are you making a comment?
Support

We support the importance of NPs in relation to understanding local economic needs, especially with reference to the impact on the AONB.

Policy EMP5: Rural Tourism

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Supporting A Thriving Local Economy » Policy EMP5: Rural Tourism

Policy box, Figure or Paragraph Number: Implementation and Monitoring box

Do you support, object or are you making a comment?
Comment

We would ask has the Borough enough resource to provide the monitoring of the conditions in EMP5 (especially the AONB conditions and highway infrastructure) in parallel with all the other monitoring activity outlined in the Local Plan. Is there an associated resource plan being generated to support the delivery of the Local Plan.

Policy INF1: Infrastructure

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Creating Sustainable and Infrastructure-Rich Comm... » Policy INF1: Infrastructure

Policy box, Figure or Paragraph Number: Policy INF1

Do you support, object or are you making a comment?
Support

EWPC supports this policy, but is the appropriate legislation in place to prevent developers legally challenging this policy?

With the resourcing issues within the various providers of infrastructure (eg Hampshire CC Highways and education, NHS etc) we also question the ability to resource the delivery of this policy.

Policy INF2: Transport

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Creating Sustainable and Infrastructure-Rich Comm... » Policy INF2: Transport

Policy box, Figure or Paragraph Number: Policy INF2

Do you support, object or are you making a comment?
Support

EWPC feel that this policy is focused on the urban areas of the borough and there is a lack of consideration of development with reference to transport in rural areas. At present there is minimal public transport to East Woodhay and in fact it is reducing even though development is increasing. Walking and cycling facilities are at present ignored by developers in our rural area – even though specified in the NP.

The existing rural road infrastructure has deteriorated in the last few years through lack of investment, therefore we feel it is critical that this is addressed in the areas where development is being considered.

The policy should consider more the present state of our infrastructure and therefore the changes required to deliver sustainable development in rural communities.

At present we have no confidence this policy will be delivered in rural areas.

Policy INF3: New and Improved Facilities

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Creating Sustainable and Infrastructure-Rich Comm... » Policy INF3: New and Improved Facilities

Policy box, Figure or Paragraph Number: Policy INF3

Do you support, object or are you making a comment?

Support

EWPC feel this is dependent on the developer actively engaging with the parish council and the community to discuss facility requirements. Therefore the required resource to facilitate and ensure this conversation takes place is needed by the borough council for the rural areas. Will this resource be in place?

Policy INF4: Protecting Existing Facilities

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Creating Sustainable and InfraStructure-Rich Comm... » Policy INF4: Protecting Existing Facilities

Policy box, Figure or Paragraph Number: Policy INF4

Do you support, object or are you making a comment?

Support

Requires the appropriate resource in the Council to support this policy.

Policy HSG1: New Housing in the Countryside

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Providing Homes for All » Policy HSG1: New Housing in the Countryside

Policy box, Figure or Paragraph Number: Policy HSG1

Do you support, object or are you making a comment?

Comment

Needs amendment for clarity and no confidence in the NP paragraph.

It does appear that the two provisions in HSG1 paragraph 1a) and 1b) apply to the rest of the policy – they should otherwise there is provision for buildings that will “...in an isolated form of development; and “The proposed use and scale of development is *in*appropriate to the sites context and *does* cause unacceptable levels of harm in relation to landscape, heritage, ecological impacts or transport.”

Paragraph HSG1 paragraph 16. EWPC support the importance of NPs for allocation in the countryside. But we no longer have confidence in the use of the NP for allocations as the East Woodhay NP was ignored by the government inspector with reference to Watermill Bridge. This has approved 270 houses in the countryside where zero were allocated in the NP.

Policy HSG2: Affordable Housing

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Providing Homes for All » Policy HSG2: Affordable Housing

Policy box, Figure or Paragraph Number: Policy HSG2

Do you support, object or are you making a comment?
Support

What does this part of the policy mean “Qualifying developments of less than five net new dwellings will be required to pay financial contributions of equivalent value towards the provision of affordable housing in the borough.” Equivalent to what precisely? This should be made clear in the policy wording.

EWPC also feel that off-site provision or financial contributions in lieu of affordable housing in the NWD National Landscape should be reviewed as this is likely (and in our experience is leading to) to lead to predominantly large homes being constructed, as only very costly new builds will be able to afford the offset. So an imbalance of housing type is created.

Policy HSG3: Rural Exception Sites and First Home Rural Exception Sites

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Providing Homes for All » Policy HSG3: Rural Exception Sites and First Home...

Policy box, Figure or Paragraph Number: Policy HSG3

Do you support, object or are you making a comment?
Support

Support

Policy HSG4: Single Plot Rural Exception Sites for Self and Custom Build Housing

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Providing Homes for All » Policy HSG4: Single Plot Rural Exception Sites fo...

Policy box, Figure or Paragraph Number: Policy HSG4

Do you support, object or are you making a comment?
Support

We feel the policy requires some definition of housing need and also how location connection would be defined. Without some definition how would people know they may be eligible.

Policy HSG5: Housing Mix

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Providing Homes for All » Policy HSG5: Housing Mix

Policy box, Figure or Paragraph Number: Policy HSG5

Do you support, object or are you making a comment?

Support

EWPC particularly supports paragraph 10.42 and the support of bungalows. We regard the retaining and expansion of our bungalow stock as being import to support downsizing.

Policy HSG6: Specialised Accommodation for Older People and those with Specialised Needs

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Providing Homes for All » Policy HSG6: Specialised Accommodation for Older ...

Policy box, Figure or Paragraph Number: Policy HSG6

Do you support, object or are you making a comment?

Support

Support

Policy HSG7: Custom and Self Build Housing

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Providing Homes for All » Policy HSG7: Custom and Self Build Housing

Policy box, Figure or Paragraph Number: Policy HSG7

Do you support, object or are you making a comment?

Support

Support

Policy: HSG8 Accessible and Adaptable Homes

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Providing Homes for All » Policy: HSG8 Accessible and Adaptable Homes

Policy box, Figure or Paragraph Number: Policy HSG8

Do you support, object or are you making a comment?

Support

EWPC very much supports this policy, but will the appropriate resource be in place to monitor and enforce this policy.

Policy HSG9: Gypsies, Travellers and Travelling Show People

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Providing Homes for All » Policy HSG9: Gypsies, Travellers and Travelling S...

Policy box, Figure or Paragraph Number: Policy HSG9

Do you support, object or are you making a comment?

Support

The infrastructure to support this type of settlement is unlikely to be in place in the rural areas.

We would anticipate resistance to new sites near existing rural settlements especially with the poor relationship with this group with rural industry.

Policy DES1: Key Design Principles

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Creating High Quality and Distinctive Places » Policy DES1: Key Design Principles

Policy box, Figure or Paragraph Number: Policy
DES1

Do you support, object or are you making a comment?

Support

EWPC very much supports the point that buildings in rural areas should have a rural appearance and that it will not be possible to downgrade the appearance of a scheme by subsequent applications. Our planning team feel that they will be pointing this policy out to many future developments.

Again the concern that this will require the resource for monitoring and enforcement. It will also require the education of developers who at present bring forward non-rural designs.

EWPC also strongly supports paragraph 11.5, ensuring natural features are part of the street scene. We regard this as particularly important in East Woodhay where the character of the area is defined by the many trees and hedges. We regard it as important this character is retained within development.

EWPC also supports paragraph 11.12 the importance of NPs in design standards, especially standards defined within the NWD National Landscape management document (leg lighting, colour usage etc). This requires knowledgeable resource to monitor and enforce and for the NP to be utilised within the process.

Policy DES2: Site Design

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Creating High Quality and Distinctive Places » Policy DES2: Site Design

Policy box, Figure or Paragraph Number: Policy
DES2

Do you support, object or are you making a comment?

Support

This feels an excellent policy but implementation will be key. It will require appropriately trained resource, with sufficient time to look at and deal with likely issues that will present themselves.

Policy DES3: Building Design

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Creating High Quality and Distinctive Places » Policy DES3: Building Design

Policy box, Figure or Paragraph Number: Policy
DES3

Do you support, object or are you making a comment?

Support

EWPC support this policy, but again resource is required to deliver, monitor and enforce this policy. It also requires education of the developers on the standards that will be required.

DES3 e) Utilise externable materials which are sustainable etc. This may require more precision on the materials that can be used, and to understand how they age - especially with reference to the rural design required in an earlier policy. We have seen the growth in the use of material that once aged is very ugly and not in character with the area or rural environment.

Policy DES4: Internal Space Standards

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Creating High Quality and Distinctive Places » Policy DES4: Internal Space Standards

Policy box, Figure or Paragraph Number: Policy
DES4

Do you support, object or are you making a comment?

Support

Should the policy read that new buildings must support the Nationally Described Space Standard as a *minimum*?

Will require education of developers on standards and resource for monitoring and enforcement.

Policy DES5: Density of New Residential Development

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Creating High Quality and Distinctive Places » Policy DES5: Density of New Residential Developme...

Policy box, Figure or Paragraph Number: Policy
DES5

Do you support, object or are you making a comment?

Support

EWPC feels that the density standards for housing in a rural environment, especially with natural landscaping as defined in a previous policy, will need to be defined or we will see arguments with developers in how many houses they can put in a rural site.

Policy DES6: The Historic Environment

Document/Chapter/Policy:

Local Plan Update (Regulation 18) » Creating High Quality and Distinctive Places » Policy DES6: The Historic Environment

Policy box, Figure or Paragraph Number: Policy
DES6

Do you support, object or are you making a comment?

Support

Support

Policy ENV1: Landscape

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Protecting and Enhancing the Natural Environment » Policy ENV1: Landscape

Policy box, Figure or Paragraph Number: Policy ENV1

Do you support, object or are you making a comment?

Support

Paragraph 7.3:

No mention in this paragraph of NWD National Landscape policies, in our view this must also inform the Plans approach and should be stated this will be the case.

Policy SPS6: Neighbourhood Planning

Document/Chapter/Policy: Local Plan Update (Regulation 18) » Delivering the Spatial Strategy » Policy SPS6: Neighbourhood Planning

Policy box, Figure or Paragraph Number: Implementation and Monitoring box

Do you support, object or are you making a comment?
Comment

Feel to be a risk: The monitoring of water quality issues requires a specific skilled resource and the dependence on the Environment Agency. With the financial pressures on the Environment Agency do they have adequate resource to support this Plan. Has the resource requirement been agreed with the Agency?

Documents Attached: No

Boundaries Captured on No

Map: