



## MINUTES OF THE PARISH COUNCIL MEETING

Wednesday 18th November 2020, 7pm remote meeting via MS Teams

Present: Parish Councillors Hugo Cubitt (Chairman), Paul French, Tom Horsey, Kevin Rafferty, Alison Stent; Footpaths Warden Martin Carfrae; Clerk Susan Turner

1. **WELCOME & APOLOGIES** Thanks to Paul French for hosting. Apologies PC Reid.
2. **POLICE REPORT** (With thanks to PC Reid for forwarding.)

### 2.1 Mapledurwell

#### Incidents reported since last meeting

We have since the last meeting had two false burglar alarm activations, a concern for welfare call from the Hollies and a damage-only road traffic incident (accident). Also a suspicious 'other' call when noises were heard from an empty flat in The Hollies – all in order.

#### Crime this year to date

Nine crimes reported this year to date

3 at The Hollies, 3 in the village, and 3 in the wider Parish

(12 in Parish during same period in 2019.)

Non-dwelling burglaries 2; Assaults 3; 'Other' 1; Theft 1;

Criminal Damage 1; Public Order 1

### 2.2 Up Nately

#### Incidents reported since last meeting

Concern for welfare call received, missing person reported – all in order.

Two men seen coming from a field acting suspiciously and a suspicious vehicle.

#### Crime this year to date

Nine crimes reported this year to date all in the village area

(Large increase on the 3 reported in the same period in 2019.)

Assault 1; Non-dwelling Burglaries 4; Criminal Damage 1; 'Other' 3.

### 2.3 Village Hall

'I found the Village Hall barrier open the other evening, I closed it but think it would be better with a padlock to keep certain elements out.'

ACTION Last comment emailed to Village Hall in case padlock is missing.

- 3 **MINUTES OF PREVIOUS MEETING** of 16th September agreed and to be signed.

- 4 **DECLARATIONS OF INTEREST** in items on the Agenda.

i. All Councillors deemed to have an interest in setting the Precept request re 5.4.

Dispensation granted from BDBC via the Clerk as per s33(2) Localism Act 2011.

ii. Hugo Cubitt and Tom Horsey re item 7 having shares in the 'Up Nately Land'.

(To note this latter is not a pecuniary interest as the purchase of and future decisions regarding the land is intended to be non-profit making.)

## 5 FINANCE

### 5.1 Payments since last meeting

26 Bidwells for Corpus Christi – Allotments rent charge	£2.00
27 JK Murray – Internal audit	£100.00
28 Clerk Salary October	£315.60
29 Martin Gosling contract (SO) October	£327.87
30 Castle Water for Allotments (DD)	£58.28
31 Ruby Fencing for timber and post-crete ref Five Lanes End	£43.47

### 5.2 Income since last meeting

Village Hall contribution to Insurance (owing £229.32)	£511.91
CIL for Five Oaks and Heather Bungalow (2 x new dwellings)	£7,085.70

**5.3 Accounts to date APPENDIX I**

**5.4 Draft Budget and Precept 2021/22 APPENDIX II**

AGREED

Reference the draft Budget, a Precept request for 2020/21 of £10,024.  
 £10,024 / 2020/21 tax base (297.40) = £33.71 per annum per Band D household,  
 a total increase of 3%, £292 per annum, or 98p per band D household.  
 (To note this will be double for band H and half for band A.) The increase will  
 contribute to £500 charged by BDBC for 2021/22 playground inspections and audit.  
 It gives budgeted reserves for end 2021/22 of just below level of the Precept.

**5.5 Internal audit 2020/21 – Completed end September with thanks to John Murray.**

**6 FROG LANE WATERCRESS BEDS**

**6.1 Proposal for lease** To consider the feasibility of the Parish Council leasing the  
 'watercress beds' land by Frog Lane to ensure that the site – a tributary of the Lyde  
 and valuable chalk stream habitat – can continue to be managed for the benefit of  
 wildlife and the natural environment of the Parish. Noted that there are no obvious  
 liabilities associated with the land – no large trees, the stream does not tend to  
 flood. Ongoing management will be achieved by volunteers.

AGREED

In principle, pending sight of the proposal and costs from Corpus Christi solicitors.

THANKS

To the Friends of St Mary's who have agreed to pay half the legal costs (again  
 pending sight of and approval of the agreement).

**6.2 HIWARG** Hampshire & IofW Reptile & Amphibian group are keen to survey the site  
 and have offered help with working parties.

**7 LAND BY UP NATELY POND**

BACKGROUND – Recently purchased by a group of 30 villagers, the land (c1.7a) has been  
 unused for many years. Half the site is partially wooded with important TPO trees –  
 plus an old stable block by the canal; the other half is rough grassland. This is the  
 very early stages of considering what the group of owners and the wider community  
 would like to do with the land. As such initially seeking the Parish Council's thoughts.

FOR DISCUSSION

Suggestion that part of the land be dedicated for the benefit of the Parish – see  
 Appendix III the area marked in red. Suggestion to manage for wildlife and  
 biodiversity (notably the parts of the site adjacent to the canal) and for the care of  
 the TPO trees. Also for 'public open space' as a community asset akin to a Village  
 Green adjacent to the pond. Potentially this could be offered on a long lease,  
 potentially it could be gifted.

Parish Council comments: 'Think an excellent idea', 'all for it, the use would be  
 appropriate', 'would make more of a centre for the Village'.

Other suggestions will be considered.

**8 ALLOTMENTS**

**8.1 Deposit**

AGREED

New tenants not required to pay a deposit.

**8.2 Water bills** for standing charges £23.55 and £23.66. So £47.21 per annum  
 (doubled since 2012/13).

Water cost is £1.4426 per unit. Total estimated bill for the year is £81.83 (compared  
 to £31 in 2012/13). Castle Water estimated meter reading of 72. May reading was  
 62. To charge for usage according to actual meter readings.

**8.3 Clearing site including old fencing** Estimated a day's work.

AGREED

To use Community pay-back team (see item 10 below) if it can be arranged.  
 Site visit can be arranged for next week.

**8.4 Fencing**

- AGREED To schedule a day with Jason Ebury (Premier Grounds and Garden Maintenance – Parish Lengthsman) to install the new fencing as soon as the site (weeds and old fencing) cleared. Estimated a day's work plus materials (rough on-site estimate c£1K for wire and posts). Standard available height for mesh fencing for rabbits is 4ft. Recommendation on websites is 48-52 inches (approx foot in ground and 3ft above).
- AGREED Standard galvanised wire mesh 4ft.

**9 VILLAGE HALL GROUNDS****9.1 Playground Inspections charge** BDBC has confirmed that from next year they will make an annual charge to Parish Councils of £500 – for weekly safety inspections and annual external audit of Parish-owned play areas. See **APPENDIX IV**

- AGREED To ensure weekly inspections is not a reasonable ask of a volunteer. Given the Parish responsibility and liability for the playground, to continue with the BDBC service is the best available option.

NOTED This new charge from BDBC amounts to double taxation.

ACTION To raise issue of double taxation at the November BDAPTC meeting and to the latest BDBC budget consultation.

**9.2 Parish playground inspection** Noted that the playground is only occasionally used at this time of year. A few items in the bin, duly emptied. (Not yet heard back from BCBC re schedule for emptying the bin.)**9.3 Car park** The Chineham Tigers have requested that the small trees in the Village Hall car park be cut back / crown lifted as necessary to allow cars to park close by them. They need all the car park and the trees take spaces.

- 10 COMMUNITY PAY-BACK TEAM** To note – offer supervised working parties – low risk offenders sentenced to community service – for nominal cost. The Parish Council has previously used this service for work on the playground and pavillion.

**11 HIGHWAYS AND RIGHTS OF WAY****11.1 Five Lanes End** Barrier protecting trees from 4x4s has been broken; reported that much of the broken wood is rotten.

- THANKS To Mapledurwell residents who have offered to repair / rebuild. Footpaths Warden Martin Carfrae will assist John McLean; other offers of help received plus Land Rover for transport. Materials purchased (see 5.1); to supply photos of finished job.

REPORTED that the Five-Lanes tracks are massively cut up in wet weather.

NOTED The Hants website has a list of 'responsible behaviour for motor vehicle users'. <https://www.hants.gov.uk/landplanningandenvironment/rightsofway/vehicles>

**11.2 Bridleway 13** Agreed the new section by Hungry Lodge in good order. Piles of chalk for resurfacing and to fill potholes.**11.3 Basingstoke Canal – the last five miles footpath** To note a presentation made by Basingstoke Canal Society to BDBC in August 2019. The Society would like to open up a footpath to follow the course of the canal from Greywell to Basingstoke. Through Mapledurwell & Up Nately this would be from the end of the surface canal at the junction of Greywell Road, through (or over) the canal tunnel at Little Tunnel Bridge, via Canal Reach, then linking to Footpath 27. See **APPENDIX V**  
A site visit to be arranged asap – including the Parish Council, Basingstoke Canal Society, Cllr Mark Ruffell (Cabinet member for Planning, Infrastructure and Natural Environment), plus BDBC officers.**11.4 Mapledurwell sites promoted for development** Footpaths Warden Martin Carfrae emphasised the need for any development proposals to consider the impact on public footpaths – in this case to the north and west of Mapledurwell.

**12 PLANNING & TREES****12.1 Bare-root trees and hedging**

THANKS to The Conservation Volunteers (TCV) – and Tree Warden John McLean. Free of charge native bareroot trees and hedging delivered. To be allocated on request for the benefit of the Parish and residents, and have been advertised via the *Villager*.

**12.2 Parish Planning Applications****Gamekeepers garage appeal** ref [APP/H1705/W/20/3259723](#)

Previous responses to BDBC will be forwarded to the Inspector. New comments should be made to the Inspectorate by 2nd December.

AGREED Notes for Parish Council response – Emphasise consistency of LPA's decision making to date, ie draw attention to the original planning application and requirement to remove the garages (note the appellant's statement of case doesn't mention).

- Reinforce argument of detrimental impact on the pub's setting, sense of place, outlook – and so ultimately viability. If previously the 'cottages' (and maybe even garages) could be considered as belonging to the pub site - they could be portrayed as a potential asset to the pub business. This is not the case if, as is now apparent by advertisement, they will to be sold as separate residential dwellings. This puts their relationship with the pub in a different light.

**Egg Yard** Natural England Comment of 9th October (Thames Solent team) – outstanding hydrology concerns re impact on SSSI, though potential to overcome. Hydrology study required.

**Riverview House, Nunnery House, Brockwell** all awaiting reports.

**Elmwood** - Policy response on website 16th November. Comments re non-compliance with SS6 exception policy (though question left open as to whether 'previously developed land'). But as no five-year land supply, to be decided on balance according to NPPF para 11 – benefit brought by additional housing versus any detrimental impact on landscape, ecology, conservation etc.

See **APPENDIX VI** for all current applications relating to the Parish.

**12.3 Local Plan Update**

– Parish Council response submitted regarding Mapledurwell sites and Loddon Valley sites. **APPENDIX VII**

– Response submitted to Issues & Options consultation (see Parish website). Consultation remains open for Parish Councils to 3rd December. To consider documents on 'Gap', 'Greenspace' and 'Site Assessment Methodology'.

AGREED TO CONSIDER To submit request for land between Mapledurwell and M3 to be designated 'Gap'. sites of important 'Greenspace' in the Parish.

**12.4 White Paper** Parish Council response submitted.**13 FURTHER UPDATES & REPORTS**

**13.1 BDAPTC** diary date next meeting 26th November.

**13.2 Villager** – Agreed value of local newsletter – reminder re 'Charity corner' – noted Greywell Parish Council has withdrawn from the *Villager* from the end of 2020/21.

**13.3 Bonfire & Fireworks** Cancelled this year.

**13.4 Up Nately phone box** Glass pane broken.

**13.5 BDBC Budget consultation** for 2021/22 open until 3rd January.

**13.6 'Mapledurwell treasure'** December lecture scheduled by Basingstoke Archaeological & Historical Society '*The Mapledurwell Treasure: its place amongst coin hoards of the English Civil War*' postponed – likely rescheduled next year.

**14 NEXT PARISH COUNCIL MEETINGS** 2021 – third Wed alternate months  
Jan 20, March 17, May 19 (AGM), July 21, Sept 15, Nov 17.

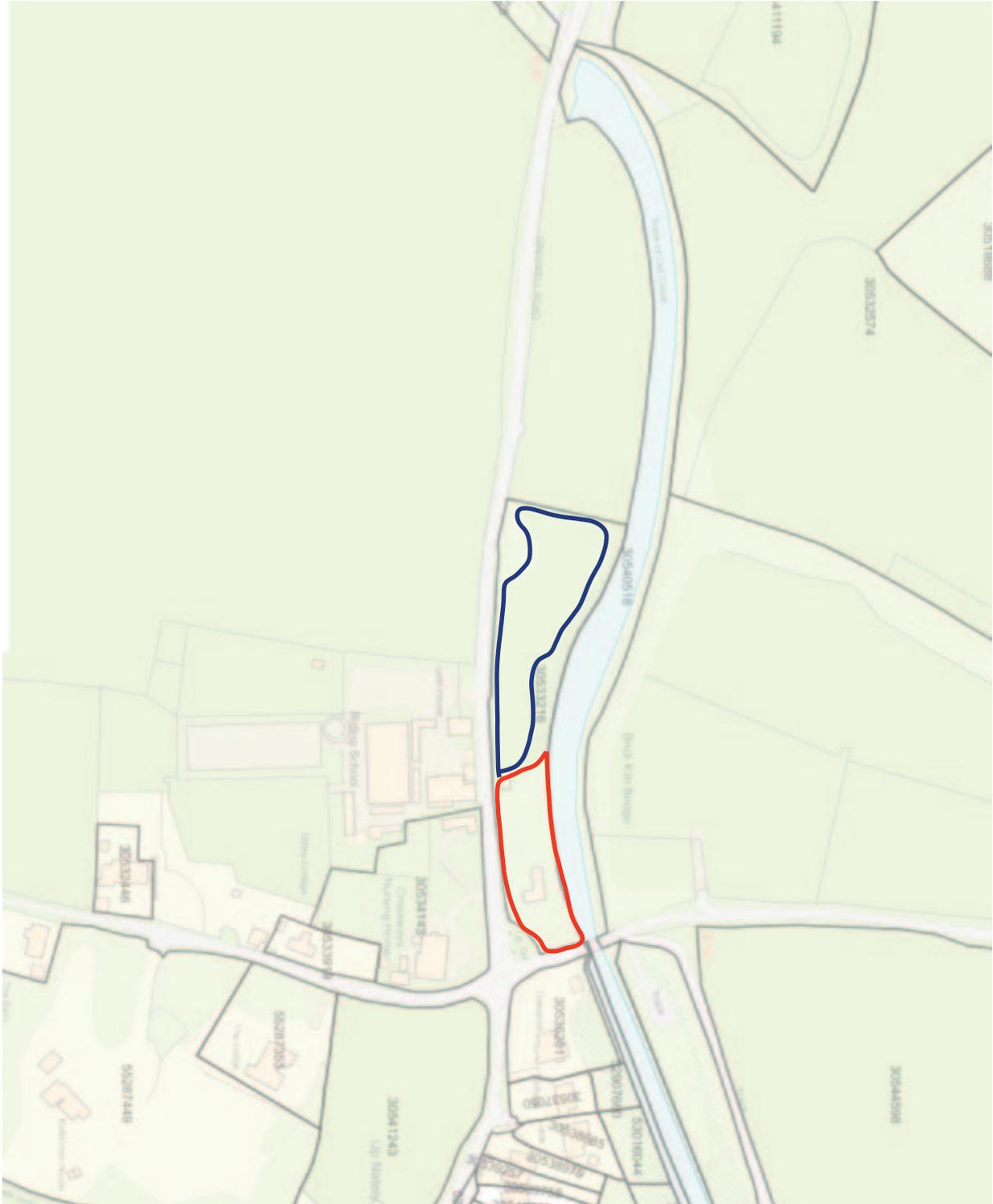
*Meeting closed 8.40pm with thanks to all present*



## APPENDIX II – DRAFT BUDGET AND LATEST ESTIMATES

Mapledurwell & Up Nately Parish Council Forecast and Budget							2020/21 TO DATE	2020/21 BUDGET Jan 2021	2020/21 BUDGET REV NOV 2020	2021/22 BUDGET DRAFT Nov 20	
	2014/15 YE	2015/16 YE	2016/17 YE	2017/18 YE	2018/19 YEAR END	2019/20 YEAR END					EXPENDITURE
<b>EXPENDITURE</b>											
SALARY	£3,120.00	£3,380.00	£3,120.00	£3,120.00	£3,120.00	£3,074.00	£2,209.20	£3,900.00	£3,787.20	£4,320.00	SALARY
Clerk allowable expenses							£216.00	£432.00	£432.00	£216.00	Clerk allowable expenses
EXPENSES (Assembly)								£68.00	£0.00	£70.00	EXPENSES (Assembly)
TRAINING						£285.00		£400.00	£400.00	£400.00	TRAINING
Finance/Admin	£762.37	£665.31	£620.99	£780.00	£629.99	£484.99	£437.59	£700.00	£500.00	£1,000.00	Finance/Admin
PC & VH Insurance	£1,005.36	£1,069.84	£1,062.95	£1,032.86	£1,053.52	£1,086.49	£1,138.84	£1,100.00	£1,138.84	£1,150.00	PC & VH Insurance
Information/Villager	£682.00	£582.00	£1,123.00	£64.58	£1,161.99	£728.75	£766.80	£766.80	£766.80	£800.00	Information/Villager
Grounds Maintn	£7,718.04	£2,025.87	£3,854.79	£2,872.98	£3,230.52	£3,278.76	£1,978.21	£3,452.29	£3,452.29	£3,521.34	Grounds Maintn
Maintn other		£688.00	£1,529.53	£1,039.26	£799.50	£254.33	£745.57	£1,000.00	£1,000.00	£1,000.00	Maintn other
Water – pavillion		£54.96	£106.39	£83.59	£337.28	£193.38	£80.07	£100.00	£100.00	£100.00	Water – pavillion
Allotments	£99.71	£58.11	£249.23	£381.43	£146.22	£178.99	£1,227.01	£600.00	£2,238.66	£1,000.00	Allotments
Projects								£1,000.00		£4,335.70	Projects
Maple pond							£1,650.00			£1,750.00	Maple pond
Watercress beds						£116.00	£728.46	£750.00	£728.46		Watercress beds
Frog Lane fencing						£2,026.53					Frog Lane fencing
Pond/phone box	£759.63	£1,819.31	£671.58		£344.90	£161.83		£99.06	£99.06		Pond/phone box
Noise study				£6,313.50							Noise study
Pavillion				£9,809.56							Pavillion
Play Equip	£19,378.85	£5,154.61	£1,672.40	£887.00							Play Equip
Defib					£1,951.25						Defib
SafeBox+roadsigns						£1,140.00					SafeBox+roadsigns
Vat expend	£5,629.40	£1,230.27	£1,484.32	£3,769.09	£1,290.58	£1,348.25	£1,225.31	£1,500.00	£1,500.00	£2,000.00	Vat expend
<b>TOTAL EXPEND</b>	<b>£39,155.36</b>	<b>£16,728.28</b>	<b>£15,495.18</b>	<b>£30,153.85</b>	<b>£14,065.75</b>	<b>£14,357.30</b>	<b>£12,403.06</b>	<b>£15,868.15</b>	<b>£16,143.31</b>	<b>£21,663.04</b>	<b>TOTAL EXPEND</b>
<b>Mapledurwell &amp; Up Nately Parish Council Forecast and Budget</b>											
	2014/15 YEAR END	2015/16 YE	2016/17 YE	2017/18 YEAR END	2018/19 YEAR END	2019/20 YEAR END	2020/21 TO DATE	2020/21 BUDGET Jan 2021	2020/21 BUDGET REV NOV 2020	2021/22 BUDGET DRAFT Nov 20	
<b>INCOME</b>											
Precept	£6,562.00	£6,890.00	£7,235.00	£8,094.00	£8,999.00	£9,269.00	£9,732.00	£9,732.45	£9,732.45	£10,024.00	Precept
BDBC grants	£2,374.00	£2,450.00									BDBC grants
General Grant			£1,100.00	£550.00							General Grant
Tax base grant			£277.00	£185.00	£93.00						Tax base grant
Grass Cutting Grant			£1,137.00	£1,148.00	£1,159.00	£1,171.00	£1,183.00	£1,183.00	£1,183.00	£1,195.00	Grass Cutting Grant
Tigers	£588.00	£600.00	£612.00	£612.00	£624.00	£636.00	£636.00	£636.00	£636.00	£636.00	Tigers
Tigers -water charge					£17.90			£50.00	£30.00	£30.00	Tigers -water charge
Recreation Tennis	£390.00	£320.00	£0.00								Recreation Tennis
Tennis keys	£30.00	£0.00	£75.00	£25.00							Tennis keys
Allotments	£138.00	£0.00	£350.28	£225.65	£92.04			£100.00	£225.00	£225.00	Allotments
Grants/donations other	£22,220.00	£3,050.00	£1,640.50		£2,167.25	£579.00	£1,680.00	£1,000.00	£1,680.00		Grants/donations other
CIL							£7,085.70		£7,085.70		CIL
Returned funds					£83.10	£161.83	£116.00		£116.00		Returned funds
Allotment(Elaine)							£500.00		£500.00		Allotment(Elaine)
W/cress (Elaine)						£500.00					W/cress (Elaine)
UN Pond			£1,155.00	£20.00							UN Pond
S106 (UN Pond)		£377.00									S106 (UN Pond)
Grants Pavilion				£9,150.00							Grants Pavilion
Nose study				£2,587.50							Nose study
VH Insurance	£666.14	£647.28	£715.87	£695.64	£511.91	£642.26	£511.91	£625.00	£570.00	£600.00	VH Insurance
Village Hall rent	£5.00	£5.00	£5.00	£5.00	£5.00	£5.00	£5.00	£5.00	£5.00	£5.00	Village Hall rent
Bank Interest	£1.25	£1.25	£1.27	£0.67	£0.24	£0.24	£0.42	£0.00	£0.80	£0.80	Bank Interest
VAT reclaim	£5,463.74	£1,636.25	£1,484.32	£3,775.87	£0.00	£2,079.81	£1,638.72	£1,500.00	£2,000.00	£2,000.00	VAT reclaim
<b>TOTAL INCOME</b>	<b>£38,438.13</b>	<b>£15,976.78</b>	<b>£15,788.24</b>	<b>£27,074.33</b>	<b>£13,752.44</b>	<b>£15,044.14</b>	<b>£23,088.75</b>	<b>£14,831.45</b>	<b>£23,763.95</b>	<b>£14,715.80</b>	<b>TOTAL INCOME</b>
<b>SURPLUS / DEFICIT</b>	<b>£717.23</b>	<b>£751.50</b>	<b>£293.06</b>	<b>£3,079.52</b>	<b>£313.31</b>	<b>£686.84</b>	<b>£10,685.69</b>	<b>£1,036.70</b>	<b>£7,620.64</b>	<b>£6,947.24</b>	<b>SURPLUS / DEFICIT</b>
<b>Balance to t/o</b>	<b>£12,311.46</b>	<b>£11,559.96</b>	<b>£11,853.02</b>	<b>£8,773.50</b>	<b>£8,460.19</b>	<b>£9,147.03</b>	<b>£19,832.72</b>	<b>£8,110.33</b>	<b>£16,767.67</b>	<b>£9,820.43</b>	<b>Balance to t/o</b>

**APPENDIX III – LAND BY UP NATELY POND**



**APPENDIX IV**



**Basingstoke and Deane Borough Council**  
Civic Offices, London Road,  
Basingstoke, Hampshire RG21 4AH  
[www.basingstoke.gov.uk](http://www.basingstoke.gov.uk) | 01256 844844  
[customer.service@basingstoke.gov.uk](mailto:customer.service@basingstoke.gov.uk)  
Follow us on   @BasingstokeGov

Sent by email:  
Town and Parish Council Clerks

Our ref: PA/2020/TJP

24 September 2020

Dear Parish/Town Clerk,

**Play area inspections**

As all councils at this time of year start to consider next year's budget, I would like to update you on some important changes to our play area inspections being introduced in April 2021. You will be aware that the council's Medium-Term Financial Strategy was adopted by council on 27 February 2020. The strategy includes the introduction of a charge for inspecting play areas owned by parish councils and will come into effect on 1 April 2021.

The charge will be £500 per annum for each site and will include weekly safety inspections and an annual external audit. Alternatively, you may wish to make your own arrangements and either use a contractor or undertake the inspections yourself. The council's play area team will be arranging a free training session before next April for those parish councils wishing to carry out the weekly inspections themselves.

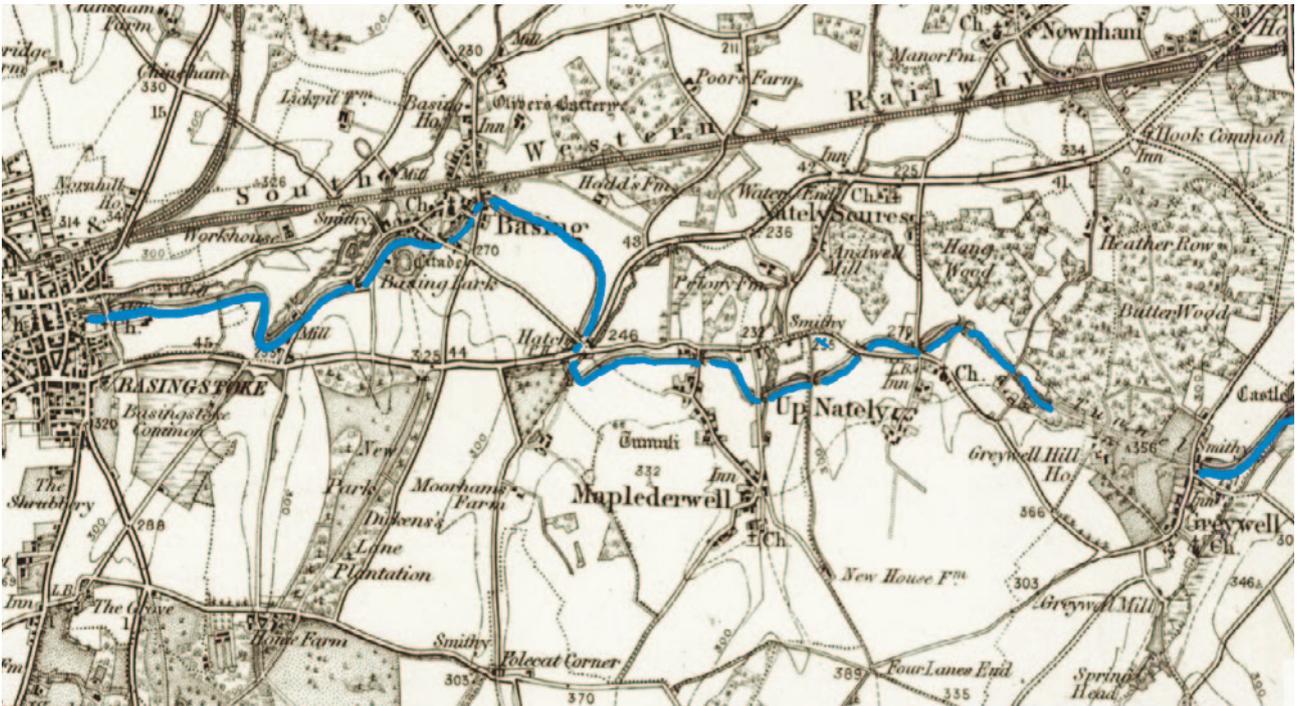
Please can you confirm by 31 December 2020 if you wish the council to continue to provide the service from April 2021 at a charge of £500pa per site. If you no longer wish to use the council's service but would like to receive training, please can you also let us know by 31 December 2020.

To advise us of your intentions, to request training or if you need further information about these arrangements please contact Bernie Crisp, Play and Sport Manager by emailing [Bernard.Crisp@basingstoke.gov.uk](mailto:Bernard.Crisp@basingstoke.gov.uk).

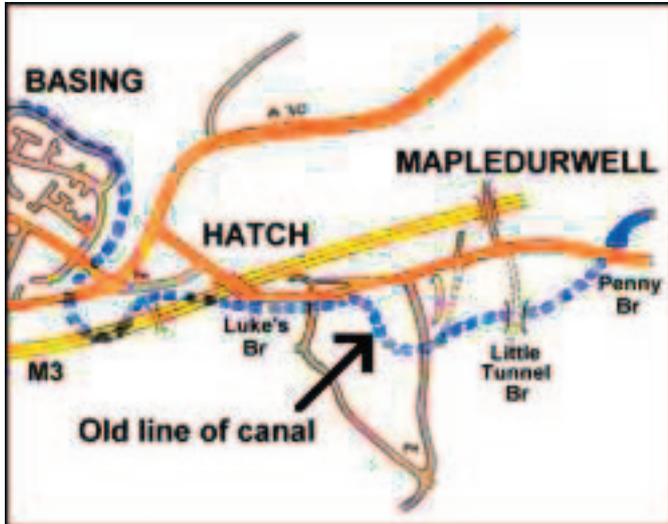
Yours sincerely

  
  
Tom Payne  
Head of Environmental Services

**APPENDIX V – ROUTE OF BASINGSTOKE CANAL – THE LAST FIVE MILES**



Maps courtesy of the Basingstoke Canal Society



## APPENDIX VI

### PLANNING UPDATE 18 NOVEMBER 2020

[APP/H1705/W/20/3259723](#) (Appeal start 28 October 2020) ref [20/00901/FUL](#). Erection of a detached double garage. The Gamekeepers, Tunworth Road.

[T/00496/20/TCA](#) (Approved 20 Oct) Eastside Frog Lane Mapledurwell T1 Remove dead ivy covered stump. Remove entire lowest large branch on left hand side, and multi-stemmed branch over building. T2 Ash: remove limb over football pitch. T3 & T4 Ash: Fell.

[T/00450/20/TCA](#) (Approved 21 Oct) Mapledurwell Barn, Tunworth Road. (Amended description) T1, T3 & T5 Leylandii: Remove. T2, T4 & T6 Sycamore: Remove.

[20/02124/FUL](#) [20/02124/FUL](#) (Validated 5 Aug) The Egg Yard, Greywell Road, Mapledurwell. Construction of 2no. three bedroom chalet bungalows. PC response - no objection to the houses as such, but concerns re Mapledurwell Fen and loss of provision for small business. Natural England concerns still to be addressed - hydrology study needed.

[20/02087/GPDOFF](#). (Validated 3 Aug) Riverview House, London Road. (Validated 3 Aug 2020). Notification of proposed change of use from Class B1(a) office to Class C3 residential, consisting of 8 x one-bed flats. PC response: - request for mixed size dwellings, 1,2,3-bed, plus concern re Lyde. EA raised concerns re Lyde - 'main river' and part of site within flood zone 3.

[20/01723/FUL](#) (Validated 29 Jun 2020) Brockwell (Paddock and Stable) Andwell Lane, Andwell. Erection of 8 no. dwellings with new service road and improved access from the highway. PC response: environment, ecology, biodiversity concerns - in particular re ancient woodland, wildlife corridors and Lyde.

[20/01350/LBC](#) (Granted 23rd Oct) Andwell Mill. Internal wall configurations.

[20/00060/HSE](#) (Validated 03 Mar ) The Farm, Tunworth Road, Mapledurwell. Proposed single storey rear extension. New heritage statement and plans 14th Oct.

[20/00153/FUL](#) (Validated 24 Jan) Elmwood, Heather Lane, Up Natley. Demolition of outbuilding and erection of 1 no. five-bed detached dwelling with associated access and landscaping. Parish Council concern re overlooking. Conservation withdrawn objection. Policy comment 16th November reference NPPF para 11.

[20/00009/PIP](#) (Validated 03 Jan) Nunnery House, Tunworth Road, Mapledurwell. Permission in Principle for conversion of an agricultural building to 1 no. dwelling.

**APPENDIX VII.I: LOCAL PLAN UPDATE – ISSUES & OPTIONS CONSULTATION****MAPLEDURWELL PROMOTED SITES**

Site ref	Site Name	Site area (ha)	Promoted homes
MAP001	Paddock at the Farm	0.7	13
MAP002	Land east of Cob Cottages	1.1	20
MAP003	Land adjacent to Meadowcroft	1.6	25
MAP004	Land at Greywell Road	5.9	118
		Total dwellings	<u>176</u>

Mapledurwell & Up Nately Parish Council Comments relating to all Mapledurwell promoted sites.

Promoted sites MAP001, MAP002, MAP003 and MAP004, according to Adopted Local Plan policy are in the Open Countryside where Policy SS1 sets out the intention to 'maintain the existing open nature of the borough's countryside... and resist the encroachment of development into rural areas'.

Developing MAP004 (and particularly together with MAP001) would effectively join Mapledurwell from Tunworth Road and The Farm via the Hatch / Hollies development to Hatch and Old Basing. Some green space, a 'Gap', is essential to avoid coalescence of settlements, so they remain distinct and maintain their separate identities and character. Mapledurwell is a small historical settlement of some 100 houses. Protecting these green fields is essential to prevent it becoming part of a single urban sprawl where the start or end of Basingstoke/Old Basing/Hatch/and then Mapledurwell would become hard to distinguish.

All the proposed housing sites are adjacent to the Mapledurwell Conservation Area where the open fields are intrinsic to its rural character and sense of place. The Conservation Area Appraisal document notes that: 'Mapledurwell nestles within an open-ended bowl in the landscape.' To replace the open end of this bowl with comparatively large concentrations of housing development would fundamentally alter the character of the Conservation Area.

To consider also the settings of Grade II listed Maple Cottage, Mapledurwell House, Jasmine Cottage, Addisons Farmhouse, plus also Rose Cottage, Rye Cottage, Webbs Farmhouse, and Webbs Farm Cartshed, all of which embody the rural and agricultural origins of the village.

Mapledurwell is an historical agricultural settlement with a pattern of scattered and winding linear development – including old farmhouses, cottages, interspersed newbuild houses and conversions, a village church, village pub – built alongside narrow winding lanes often single track. The Conservation Area Appraisal document notes that: 'The special character of the Conservation Area principally derives from the relationship of linear groups of historic buildings located along narrow, verdant lanes.' Larger, more uniform and higher density concentrations of housing would be contrary to this pattern of development. They would dominate this side of the Conservation Area, with combined housing numbers almost double that of the existing settlement.

The detrimental impact would extend to the rural nature and amenity value of Mapledurwell Footpath 11 – plus Mapledurwell Footpaths 1, 2, 3, 4, 6 and 502, including Old Basing Footpaths 32 and 24, comprising a much used 'circular' route.

The Conservation Area Appraisal also notes the importance of long views within and from the Conservation Area: 'The open spaces within the Conservation Area are important in defining the rural character of the village... The fields between Tunworth Road and Frog Lane, and west of Tunworth Road, perform the same important function.' The Conservation Area Map shows: 'Vista – important general view especially of the wider landscape setting' from Kembers Lane and including to the west and north directly across promoted site MAP004. Also from Tunworth Road across 'The Farm' and so across the south of MAP001 and towards MAP004.

**APPENDIX VII.II: LOCAL PLAN UPDATE – ISSUES & OPTIONS CONSULTATION****OLD BASING PARISH – PROMOTED SITES IN THE LODDON VALLEY**

OLD002 - Lodge Farm 74.1ha, 900 dwellings

OLD003 - Poors Farm 253.4ha, 3,400 dwellings

OLD005 - Land South of Newnham Lane 42.1ha, 1,132 dwellings

OLD006 - Land North of London Road 25.2ha, 732 dwellings

OLD007 - Land at Hodds Farm 69.8ha, 900 dwellings

OLD008 - Riverside View 1.0ha, 17 dwellings

OLD011 - Land north side Tunworth Rd 22.1ha, 7247 sqm employment floorspace

OLD012 - Paddock Land at Lower Mill 2.2ha, 3 dwellings

Comment relating to OLD002, OLD003, OLD005, OLD006, OLD007, OLD008, OLD011, OLD012

The rivers Loddon and Lyde are chalk streams – internationally rare, valuable and fragile habitats, home to a diversity of wildlife and priority species. Consider please that the majority of chalk streams globally exist in Hampshire. The Loddon Valley environment is the heart of wildlife corridors between the river ecosystems, fields and hedgerows, and pockets of ancient woodland, providing a rich and diverse habitat adjacent to Basingstoke Town. There are amazing opportunities to protect and enhance this environment to help halt the generally rapid decline in wildlife habitat and biodiversity - and potential to provide social amenity, well being and education benefits in so doing.

This accords with addressing the Key Issue identified in the LPU under the Climate Change heading, to '1.4 Mitigate & adapt to the impacts of climate change on flooding, water resources, air, water and soil pollution, temperature changes and biodiversity, managing and improving our natural environment.' Protecting and enhancing the Loddon Valley as a chalk stream and wetland habitat contributes to addressing all the issues identified here.

Considering flood risk, developing a river valley is a very high risk strategy given the increasing incidents of heavy and prolonged rainfall.

Housing development in the Loddon Valle is contrary to the NPPF's guidance '11. Making effective use of land (b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.'

To note that the Inspector for the currently Adopted Local Plan in his final Report (2016) commented on avoiding 'unacceptable environmental impacts, for example on the quality of the landscape and Chalk Rivers' (para 64) and that... (para 128) 'the Loddon Valley forms an effective barrier to further significant growth of the town to the east...'

Specifically... (para 191) re Lodge Farm and Poors Farm... 'the EA has objected on the grounds of flood risk and impact on the River Loddon and associated wetlands on biodiversity grounds.' (Para 192) 'The site at Hodds Farm also has sensitive landscape and biodiversity issues.'

The Parish Council fully supports the pledge of the Environment Bill to 'put the Environment at the centre of policy making'... Also the principles outlined by the Wildlife Trust and its call for 'Re-wilding the Planning System'; and those of the Defra & Natural England policy paper, the Nature Recovery Network (NRN).

Protecting and valuing the Loddon & Lyde chalk stream environment and habitats has the potential to meet all the NRN aspirations:

'Enhance sites designated for nature conservation and other wildlife-rich places - newly created and restored wildlife-rich habitats, corridors and stepping stones will help wildlife populations to grow and move

'improve the landscape's resilience to climate change, providing natural solutions to reduce carbon and manage flood risk, and sustaining vital ecosystems such as improved soil, clean water and clean air

'reinforce the natural and cultural diversity of our landscapes, and protect our historic natural environment

'enable us to enjoy and connect with nature where we live, work and play - benefiting our health and wellbeing.'

Considering all greenfield allocations – 'providing the right housing' should be focused on alternatives to Greenfield sites. How to redevelop brownfield areas for people and wildlife and how to avoid taking Greenfield land.