

Kingsclere Neighborhood Planning Group Meeting with Basingstoke & Deane Borough Council

3rd August 2015, Monday

Present: Vicky Fletcher; John Sawyer, Sue Adams Kingsclere NPG
Andrew Rushmer, Snr. Policy Planning Officer, Paul Johnson, Natural
Environment Team Leader, BDBC

1. **Porch Farm.** AR had no problem with the proposed access but stated that an access road from the A339 would make it easier for the future development of Porch Farm.
2. **Yew Tree Farm, Poveys Mead, Gailey Mill sites** YTF forms the northern boundary of the AONB whilst the other two are adjacent and as such are within the setting of the AONB. PJ was concerned that development on these two sites would contravene policy EM1 of the draft Local Plan. **[Note: see appendix]**. Development on the YTF Basingstoke Rd. site would set a precedent for building within the AONB. SA stated that the developers were of the view that they had set a precedent as they had successfully obtained planning permission for an AONB site in Whitchurch. PJ was aware of the site which was adjacent to the A34 and was out of context with the surrounding area. This was not the case with the Kingsclere sites.

PJ felt that if the plot behind Poveys Mead was flat, development could be possible, however the trajectory of the land makes it visible from the AONB which contravenes policy EM1. He suggested we consult the Guidelines for landscape visual impact assessments.

PJ felt that the Gailey Mill site would also be visible from the AONB, plus it was adjacent to a historical building within the conservation area.

3. **Site evaluation** SA to forward AR & PJ our site evaluation criteria. AR reiterated that our scoring must be defensible and our weightings justified. BDBC use a simple colour coding system (+, ++, 0, --) AR stated that the SEA must evaluate all 7 sites.
4. **Affordable housing** AR suggested we ask all developers if affordable housing is deliverable on all their sites. Mags Wylie, Senior Rural Housing Enabler from HARAH can assist with a housing needs assessment. The social housing list should be used as evidence for affordable housing.
5. **Wash up** AR stated that as BDBC do not have a 5 year housing supply, all sites are vulnerable for development. SPB's do not add any protection.
AR will clarify if we need buffers around the SINC's.

Appendix

Policy EM1 – Landscape

Development will be permitted only where it can be demonstrated, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned. Development proposals must respect, enhance and not be detrimental to the landscape likely to be affected, paying particular regard to:

- a)** The particular qualities identified within the council's landscape character assessment and any subsequent updates or relevant guidance;
- b)** The visual amenity and scenic quality;
- c)** The setting of a settlement, including important views to, across, within and out of settlements;
- d)** The local character of buildings and settlements, including important open areas;
- e)** Trees, ancient woodland, hedgerows, water features such as rivers and other landscape features;
- f)** Intrinsically dark landscapes;
- g)** Historic landscapes, parks and gardens and features; and
- h)** The character of the borough's rivers and tributaries, including the River Loddon and Test, which should be safeguarded.

Development proposals must also respect the sense of place, sense of tranquillity or remoteness, and the quiet enjoyment of the landscape from public rights of way. Development proposals will not be accepted unless they maintain the integrity of existing settlements and prevent their coalescence.

Where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings. The assessment of character and visual quality and the provision of a landscaping scheme should be proportionate to the scale and nature of the development proposed.

Designation of the North Wessex Downs Area of Outstanding Natural Beauty reflects the national importance of that landscape and its setting. Development proposals in the AONB or its setting will also be determined in accordance with national planning policy and criteria set out in the North Wessex Downs AONB Management Plan.