

Welcome and thank you for coming to see how we are progressing with the Winchfield Neighbourhood Plan Revision.

What is a Neighbourhood Plan? Neighbourhood Plans allow communities to set out a positive vision for how they want their area to develop over the next 25 years. The Plans cannot prevent development, but they can help to ensure that new homes, recreational spaces and commercial buildings are built in the right places.

Winchfield has a Plan – why revise it? Our Plan was ‘made’ in 2017 but since that time things have changed. In 2020 Hart District Council adopted a new Local Plan and some of the policies that we have in our current Neighbourhood Plan are no longer aligned with the Local Plan or changes to the National Planning Policy Framework. Revisions to our Plan are therefore necessary to ensure that it reflects current circumstances and is as up to date as possible.

Winchfield Parish Council is the ‘owner’ of the revised Plan, but a Working Group was appointed early in 2020 to take things forward. The Working Group comprises six

residents who, for nearly two years, have volunteered their skills and time to work on this revision.

The Working Group has, from previous Community Engagement Meetings, collected your thoughts, ideas, wishes and suggestions to ensure that the revised Plan clearly reflects what you – residents of Winchfield - want to be used in future planning decisions. Being involved in the revision process gives you the opportunity to shape the size, form, and character of the village in the future.

The revised Plan provides an opportunity to suggest new policies and projects with the support of the community. When the time comes our Plan will be scrutinised by an independent Examiner. Every policy must meet specific conditions, be backed-up by ‘evidence’, meet legal requirements AND be supported by residents.

If you would like to follow our progress notes of meetings held by the Steering Group and the Working Group are available on the Parish Council website.

Many of you are also interested in the Shapley Heath Garden Community project and further information appears on a later board.

Going forward we hope the time line will be:

Community Engagement meetings, last ones before the Plan starts the journey through the required legal process.	10 th April 2022 (tbc) 19 th June 2022 (tbc)
Pre-submission expert review of Plan (usually by a consultant who is a qualified Examiner) Reg 14 Amendments as necessary	May – June 2022
Submission of Plan to Hart District Council - Reg 15	May – August 2022
Pre-submission consultation of draft Plan, (Reg 16)	September – November 2022
Appointment of Examiner	October 2022
Independent Examination	November – December 2022
Post examination amendments as necessary to prepare the Plan for Referendum	January 2023

Referendum	February / March 2023
Make the Plan – Plan becomes ‘adopted’ by HDC	March 2023

The revised Plan should contribute to the achievement of sustainable development. It must also meet well-defined legal requirements, be aligned with the National Planning Policy Framework, and policies in the Hart Local Plan. New Neighbourhood Plan policies do not need to repeat existing higher-level policies but instead allow local matters to be addressed.

At previous community engagement meetings you have seen, and given your support to, our Vision and Objectives which are:

Our Vision

Winchfield, with its ancient and unusual dispersed settlement pattern is, in 2037, a vibrant, attractive village with its own unique character and ambience and sits at the very centre of Hart District. Our residents have embraced the opportunities offered by modern technology enabling them to live and work in a semi-rural and agricultural environment. The Grade 1 listed Norman Church and other historic buildings are cherished and used by the community; protected for future generations. The historic environment sits in harmony with several small, fully sustainable developments of sympathetically designed new housing which have enabled younger families to live in the village.

Our quiet, narrow lanes, bridle paths, well maintained network of rural footpaths and the Basingstoke Canal welcome residents and visitors alike, offering space for healthy outdoor leisure pursuits or quiet enjoyment of the peaceful rural scenery. Winchfield is the healthy heart and lungs of Hart; the physical and mental benefits of access to rural space enjoyed in our village contribute significantly to the overall diversity and opportunities this District has

to offer. We value and protect the status of Hart as ‘one of the best places to live in the UK’

Our Objectives

- 1.To encourage, support, conserve, protect and enhance our Natural Environment*
- 2.To maintain, sustain and enhance our Historic Environment*
- 3.To influence the sustainability of our Built Environment for the benefit of all parish residents*
- 4.To promote health and wellbeing*
- 5.To support our local economy and sustain our agricultural heritage*
- 6.To ensure that our community thrives and that we respond to the needs of our residents*

7.To introduce, promote and monitor safety measures to improve traffic management

8.To value and cherish our village and promote a strong and vibrant community

9.To support Hart District Council initiatives to become a carbon neutral authority by 2035

The Plan now focuses on four themes which encompass those objectives:

- 1. Natural Environment,**
- 2. Historic Environment,**
- 3. Built Environment,**
- 4. Parish and Community**

The sections which follow present a very brief summary of the textual content of the Plan for each section. The appropriate national and local planning policies have been considered but for ease of reading, they are not shown.

Please read and use post-it notes to comment on the following statements and draft policies.

Natural Environment (objectives #1 and #9)

- To encourage, support, conserve, protect and enhance our Natural Environment and the biodiversity of Winchfield.
- To support Hart District Council initiatives to become a carbon neutral authority by 2035.

The diverse rural and farming landscapes which contribute to the tranquil amenity of our Parish have been assessed in an independent Landscape Character Appraisal commissioned by the Parish Council. Additional reports commissioned by Hart District Council and data from Hampshire Biodiversity Information Centre, the

Environment Agency, Natural England and many other professional sources will guide future actions to ensure sensitive management of this important environment.

New areas will be planted with various species of native trees and hedgerows as part of the Climate Change Action Plan and the Hart Tree and Landscape Strategies. Winchfield is a vital part of the Green Infrastructure Grid which is being created across Hart. The Parish is an active supporter of the NALC "Tree Charter" programme and the Queens Platinum Jubilee 'Green Canopy' project. Wildlife will benefit from these initiatives which, together with preserving designated protected sites, ancient woodland and other undisturbed areas, provide vital feeding habitats and nesting sites.

The Parish, with its patchwork of ancient wooded copse and hedgerow corridors, open countryside, green spaces, wildlife sites, the SSSI canal (Site of Special Scientific Interest) and related flashes and flood-prone reaches must be protected whilst encouraging carefully controlled development to meet the housing needs of the village.

Winchfield is in complete harmony with HDC's biodiversity planning goal: *'to continue protecting habitats and species within the District and to enhance existing areas for wildlife through development mitigation, positive management of designated sites and by working with local groups to deliver enhancement projects'*. Reducing the creep of development and preventing encroachment towards Winchfield in addition to planting of new trees and hedgerows will protect this vital 'green lung' for people, wildlife and the natural environment. Management of existing woodland and long-term planting for new woodlands will contribute to Hart becoming a carbon neutral authority by 2035.

Have we captured what is important to you in this summary? What do you think of the following policies to safeguard our Natural Environment?

POLICY - BIODIVERSITY PROTECTION AND ENHANCEMENT

Development proposals should avoid the loss of, or material harm to, key features of the landscape, such as the Basingstoke Canal, trees, hedgerows, and other natural features including ponds.

Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.

Where new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Otherwise, acceptable development proposals will be supported where they provide a measurable net gain in biodiversity through, for example,

- a) the creation of new natural habitats including ponds;**
- b) the planting of additional trees and hedgerows (reflecting the character of Winchfield's traditional hedgerows), and;**
- c) restoring and repairing fragmented biodiversity networks through, for example, additional planting and habitat creation.**

POLICY - LANDSCAPE CHARACTER

Development proposals should respect the distinguishing features and special characteristics of the landscape as set out in Winchfield Landscape Character Assessment. Proposals will be permitted only where they:

- a) protect or enhance the special landscape qualities of the area as identified in the Winchfield Landscape Character Assessment,**
- b) are designed and sited to harmonise with the existing landscape, and**
- c) provide landscape impact mitigation measures as part of the proposal.**

There are several important views into and out of the built-up areas of the parish that could, without careful consideration of development proposals, easily be harmed by unsympathetic development proposals. A separate appraisal of views has been undertaken as part of the Neighbourhood Plan Landscape Character Assessment.

POLICY - PROTECTION OF IMPORTANT VIEWS

Distinctive views from public vantage points within or into the residential areas and clusters, or out of residential areas or clusters to the surrounding countryside, including those identified on the Policies Map, shall be maintained.

Proposals for new buildings outside the Settlement Boundaries should be accompanied by a Landscape Visual Impact Appraisal that demonstrates how the proposal:

- a) can be accommodated in the countryside without having a detrimental impact, by reason of the building's scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area;**
- b) conserves and enhances the unique landscape and scenic beauty within the Parish, having regard to the types of valued views identified and described in the Winchfield Landscape Character Assessment; and**
- c) protects the key features of the important views.**

Local Green Spaces.

The NPPF enables neighbourhood plans to designate and protect land of particular importance to local communities as “Local Green Spaces”. Such designations rule out new development on them other than in circumstances consistent with those for Green Belt, as specified in the NPPF. The designation should only be used where the green space is:

- in reasonably close proximity to the community, it serves.
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.
- local in character and is not an extensive tract of land.

Five areas in the parish are identified as Local Green Spaces, A separate Local Green Space Assessment has been prepared to demonstrate how they satisfy the NPPF criteria.

POLICY - LOCAL GREEN SPACES

The following Local Green Spaces are designated in this Plan and identified on the Policies Map:

LGS1: St Mary's Churchyard and Meadow

LGS2: Court House Fields

LGS3: Beauclerk Green

LGS4: Winchfield Court

LGS5: Winchfield Hurst

Historic Environment (objective #2)

- To maintain, sustain, conserve and enhance our Historic Environment

The historic environment and heritage assets of Winchfield are highly treasured and respected. With nearly forty listed buildings and two documented areas of high

archaeological potential the Parish is proud to have, almost at the very centre of the village, The Church of St Mary, the oldest Grade I listed building in the district of Hart.

The exact name of Winchfield is mentioned in a Saxon document Circa AD727, as 'Winesflet'; in the Domesday Book of 1086 and also traced as 'Winchelefeld' meaning 'open country'. There is evidence there may have been a Stone Age village at Bagwell Green which would be dated around 3,300 BC. In addition to heritage assets listed in the Hampshire County Council Archaeology and Historic Buildings record Winchfield has additional sites and monuments which are shown in the Plan as 'Hampshire Treasures' or 'Locally Listed'.

All designated historic heritage assets in the Parish and their settings, both above and below ground and including currently listed buildings and monuments will be conserved and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place. Hampshire's Historic Landscape Assessment (HLA) stresses the importance of good planning to ensure that the landscape evolves in a way that leaves it rich and diverse in the future. Buildings,

monuments and conservation areas that may be designated in future assessments will also be protected, to maintain historic integrity.

Have we captured what is important to you in this summary? What do you think of the following policies to safeguard our Historic Environment?

POLICY - HERITAGE ASSETS

To ensure the conservation and enhancement of the parish heritage assets, proposals must:

- a) preserve or enhance the significance of the heritage assets of the parish, their setting and the wider built environment;**
- b) retain buildings and spaces, the loss of which would cause harm to the character or appearance within the parish including Local Green Spaces;**
- c) contribute to the parish's local distinctiveness, built form and scale of its heritage assets, through the use of appropriate design and materials;**
- d) be of an appropriate scale, form, height, massing, alignment, and detailed design which respects the area's character, appearance and setting,**

- e) demonstrate a clear understanding of the significance of the asset and the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and**
- f) provide clear justification, through the submission of a heritage statement, for any works that would lead to harm to a heritage asset and yet be of wider substantial benefit.**

Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on heritage assets. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.

Local Heritage Assets.

POLICY - BUILDINGS OF LOCAL SIGNIFICANCE

The retention and enhancement of local heritage assets including buildings, structures, features, archaeological sites and gardens of local interest must be appropriately secured.

Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a building of local significance must be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.

Built Environment : (objective #3)

- To influence the sustainability of our Built Environment for the benefit of all Parish residents

“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as *meeting the needs of the present without compromising the ability of future generations to meet their own needs*. (From The National Planning and Policy Framework, NPPF 2021)

With mixed use development and the use of brownfield land regenerating the town centres and more urban areas of Hart, Winchfield residents hope that pressure for greenfield development will not be supported. . Led by our local MP and Council leaders Hart has taken an ambitious stance to protect the open space in the District acknowledging, “*We are so lucky to have our open spaces in Hart and we know how much quality green space matters to our residents and visitors*”.

Residents are not in favour of ‘ribbon development’ which encroaches on open land next to existing homes and prefer small developments with a single point of access and egress.

Development Design

'Good design is indivisible from good planning.' The residents overwhelmingly want to protect the rural nature, look, and feel of Winchfield and wish new buildings to be limited to two storeys in height to respect the prevailing character of the area. For clarity, this does not mean that loft conversions or the insertion of the appropriate windows or other openings in loft conversions cannot take place.

Residents prefer development to be traditional and rural in style in keeping with the character of the village by virtue of scale, design, massing, height, prominence, materials, layout, landscaping, siting, and density.

Planning applications will also require proposals for hard landscaping to be porous to avoid adding additional run off water onto the lanes in times of high rainfall and for natural landscaping (planting of native plants) to be of sufficient size to settle new builds into surrounding vista as soon as possible.

Have we captured what is important to you in this summary? What do you think of the following policies for our Built Environment?

POLICY - DEVELOPMENT DESIGN CONSIDERATIONS

Proposals for new development must reflect the local characteristics in the Neighbourhood Plan area and create and contribute to a high quality, safe and sustainable environment.

Planning applications should, as appropriate to the proposal, demonstrate how they:

- a) recognise and address the key features, characteristics, landscape/building character, local distinctiveness, and special qualities of the area and/or building and, where necessary, be supported by a landscape and visual impact assessment to demonstrate this;**
- b) do not involve the loss of gardens, important open, green, or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;**

- c) taking mitigation measures into account, do not affect adversely:**
 - i. any historic character, architectural or archaeological heritage assets of the site and its surroundings,**
 - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features as set out in the Landscape Appraisal,**
 - iii. identified important views into, out of, or within the village as identified on the Policies Map, and**
 - iv. sites, habitats, species and features of ecological interest;**

- d) do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;**

- e) produce designs that respect the character, scale, and density of the locality and, for new dwellings, ensuring garden sizes are proportionate to the character of the area;**

- f) produce designs that are energy efficient, incorporating the use of renewable, decentralised and/or low carbon energy generation technologies;**
- g) produce designs, in accordance with standards, that maintain or enhance the safety of the highway network and that all vehicle parking is provided within the plot;**
- h) provide for the proper disposal of wastewater and effluent;**
- i) where appropriate, incorporate sustainable drainage systems including, where feasible, rainwater and storm water harvesting and not result in water run-off that would add to or create surface water flooding;**
- j) where appropriate, make adequate provision for the covered storage of all wheelie bins and for cycle storage,**
- k) include suitable ducting capable of accepting fibre to enable superfast broadband; and**
- l) provide one electric vehicle charging point per new off-street parking place created.**

POLICY – HOUSING MIX

In all new housing developments, there shall be an emphasis on providing two and three-bedroomed homes within the scheme, unless it can be demonstrated that:

- a) the circumstances relating to the tenure of the housing dictate otherwise;**
or
- b) the latest publicly available housing needs information for the Plan area identifies a need for a different mix.**

The provision of bungalows will also be supported where the proposal would not have a detrimental impact on the character of the area in the vicinity of the site.

Proposals that include affordable housing will be required to ensure that it is designed to be ‘tenure blind’ (so that it is indistinguishable from open market housing).

As part of the revision of our Neighbourhood Plan Winchfield Parish Council has been working with the District Council and Action Hampshire. A Housing Needs Survey was

conducted, and the evidence collected demonstrates that a case exists for a 'Rural Exception Site' where a small development of social housing to rent might be built. Such a development would offer, in perpetuity, housing to people with a local connection to Winchfield.

POLICY - AFFORDABLE HOUSING ON RURAL EXCEPTION SITES

Proposals for the development of small-scale affordable housing schemes, including entry level homes for rent on rural exception sites outside the settlement boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- a) remains affordable in perpetuity; and**
- b) is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and**
- c) is offered, in the first instance, to people with a demonstrated local connection**

Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages. These restrictions should be delivered through a legal agreement attached to the planning permission for the housing development.

Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

Any application for affordable housing in respect of this policy should be accompanied by a specific detailed need and the accommodation proposed should contribute to meeting this proven need.

Residential Parking

Due to the rural location, car ownership in Winchfield is higher than the national average and many residents also use online shopping facilities as there are no shopping facilities. Road design should make provision for delivery vehicles.

Winchfield is a spread-out rural village with no public children's play areas or open space designated for communal use. Therefore, all homes should be planned to accommodate space for households to play safely, to accommodate their own resident and visitor parking needs and storage facilities for utility needs within the property boundary. Where no garage is provided with a dwelling, secure storage space suitable for bicycles and other outdoor equipment should be provided.

Residents feel that one space per bedroom plus one visitor space per dwelling is the minimum requirement. Where a planning application includes a study or home office, or internal floor-space which might serve as such, an additional space will be required. Where possible road design should include a space for delivery vehicles to safely stop without impeding passing traffic.

POLICY - RESIDENTIAL PARKING SPACES

All new homes built in Winchfield should allow for one car parking space per bedroom, plus one visitor space per dwelling within each curtilage. For the

purposes of this Plan, a ‘dwelling’ is defined as a unit independently available for sale or rent. An additional space is required where a dwelling includes a home office or study.

POLICY - FLOODING AND SUSTAINABLE DRAINAGE

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

- a) wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits;**
- b) rainwater and stormwater harvesting and recycling; and**
- c) other natural drainage systems where easily accessible maintenance can be achieved**

Overhead Lines.

Residents wish to maintain the rural landscape and, as has been done in other recent developments, would favour that new development should be designed with electricity and other infrastructure cables buried beneath the ground with no new poles added to the landscape. Within the parish, overhead power and telephone wires have a detrimental impact on the quality of the area. It is possible to get these placed beneath ground, and their removal where possible would improve the environment and character of the landscape.

POLICY – OVERHEAD LINES

All new overhead lines which form part of the power, telephony, and data distribution network that are required to supply existing or new development, and the upgrading of such lines, will be supported providing they are placed beneath ground wherever possible.

Outdoor Lighting.

There are very few streetlights in Winchfield and those that exist are near the station and in Beauclerk Green. The night sky is therefore largely free from light pollution which disrupts the natural daily rhythms of flora and fauna. Most residents are aware that setting minimum 'on' times to their security lights significantly contributes to Winchfield's dark skies and benefits wildlife activity. Light pollution is detrimental to many species of nocturnal animals and birds, in particular owls and bats which are still frequently seen and heard in Winchfield. Reducing lighting in the hours of darkness will also contribute to utilities savings.

POLICY – OUTDOOR LIGHTING

Planning applications involving the provision of outdoor lighting will only be supported where:

- a) the proposed lighting is the minimum necessary for the secure and safe operation of the development;**

- b) **light spillage and glare are minimised, particularly where the development is in the countryside or on the edge of a built area; and**
- c) **there is no adverse impact upon residential amenity, highway safety, landscape character, biodiversity, or designated heritage assets.**

Development in Winchfield since 1985.

In the last 25 years Winchfield has added 80 homes; housing stock has increased by 37%. All have been on previously developed land (brownfield land)

Beauclerk Green, 48 homes, (fifteen of which are owned by Haig Housing who provide homes for the veteran community)

Winchfield Crescent, 16 homes, (including Winchfield Lodge being re-developed as apartments)

Shapley Ranch, 8 homes,

King William Court, 8 homes,

In the period 1985 – 1997 around 75 homes were built or resulted from the conversion of the hospital, **Barley Mow Close, Winchfield Court** (the old hospital) and other **infill sites**.

The number of residential dwellings in Winchfield has doubled in size since 1985.

Parish and Community: (objectives 4, 5, 6, 7 and 8)

- To promote health and wellbeing.
- To support our local economy and sustain our agricultural heritage.
- To ensure that our community thrives and that we respond to the needs of our residents.
- To promote and monitor safety measures to improve traffic management.
- To value and cherish our village and promote a strong and vibrant community.

Our unusual, dispersed settlement situated at the very heart of Hart is regarded as the healthy lungs of Hart. The Parish welcomes hundreds of visitors year-round who use the canal for recreation, ride their horses or cycle around our quiet lanes and walk our integrated network of footpaths, both local and long distance. The challenge set by Natural England is to foster public access and enjoyment of the countryside whilst not damaging those habitats and species which are already subjected to footfall pressures and the risk of accidental and even 'wanton' damage.

There are still productive farms in Winchfield although the crops and livestock have changed and evolved to meet consumer demand; the equestrian liveries thrive and horses are seen every day on the lanes. Broadband services are improving with new technology, many people work from home or from small business units which have been converted from farm buildings. The station offers a reliable service to London or the south for business commuters and the public although the number of rail users has significantly decreased since 2020. Two solar farms contribute to the National Grid

Most Winchfield residents are wholeheartedly in favour of maintaining the village heritage and rural identity. With access to retail and leisure amenities in neighbouring villages and towns the village offers a quieter environment which is highly valued. People know their neighbours and the two pubs have many 'regulars'. Classes and events at the Village Hall are well supported as are local events such as the Winchfield Festival.

Have we captured what is important to you in this summary? What do you think of the following policies for our Parish and Community?

POLICY – PUBLIC RIGHTS OF WAY

Development proposals which adversely affect the tranquillity, rural nature and layout of the existing roads, lanes, roadside verges, bridleways, byways and footpaths will not be supported.

The improvement or re-routing of existing public rights of way and the provision of new public rights of way which respect local character will be supported. The provision of ‘permissive rights of way’ will be encouraged and actively addressed with landowners to offer a safer route than sections of footpaths which are currently on the highway. These will allow public use on the basis that it is not a formally designated right of way.

Land for a new Public Right of Way at Talbothays Farm will be safeguarded for a new section of the Three Castles Path. (This will be shown on a map and carries over from the current Plan.)

Development which would result in the loss of existing or proposed rights of way, will not be supported unless alternative provision or diversions can be arranged which are at least as attractive, safe, and convenient for public use.

POLICY - NEW BUSINESSES AND EMPLOYMENT DEVELOPMENT

Proposals for new business development will be supported where sites are located within the Settlement Boundaries identified on the Policies Map where they would not have an unacceptable impact on residential amenity, heritage assets and the highways network.

Outside the Settlement Boundaries, proposals will be supported where it relates to small scale leisure or tourism activities or other forms of commercial / employment related development or agriculture related development of a scale and nature appropriate to a countryside location and a need to be located outside the Settlement Boundary can be satisfactorily demonstrated.

Where possible, business developments should be sited in existing buildings or on areas of previously developed land and be of a size and scale that does not

adversely affect the character and appearance of the locality, the highway network, residential amenity, or the environment.

Proposals for equestrian development, whether domestic or commercial, will be supported where the size, scale, design and siting of new development (including lighting and means of enclosure) do not have a significant adverse effect on the character and appearance of the locality.

Safety measures and traffic management appear today as a separate section on later display boards

Shapley Heath Garden Village and the Winchfield Neighbourhood Plan

Hart District Council decision on 4th November 2021:

“The Shapley Heath Garden Community Project is to conclude with immediate effect.”

- The existing baseline studies and surveys completed during the project have been published.
- The choice of delivering a new garden community to meet future growth needs will now be evaluated as an integral part of any future Local Plan process. It will be assessed against all other growth options, particularly those opportunities arising from regeneration, brownfield development, settlement intensification and proportionate urban extensions.
- A Local Plan review will be carried out once any ‘Planning Bill’ has passed through Parliament and the Government has issued any associated updated guidance.

Why is the Revision of the Neighbourhood Plan even more important now?

- We will have an up to date Neighbourhood Plan based on detailed research such as the Landscape Character Assessment, Key Views and Local Green Space.
- We will have evidence to question and challenge any option which impacts Winchfield proposed by HDC at the Local Plan review.

So please stay engaged with the Neighbourhood Plan Revision process and help us to prepare our Plan.