



Kingsclere's Neighbourhood Plan

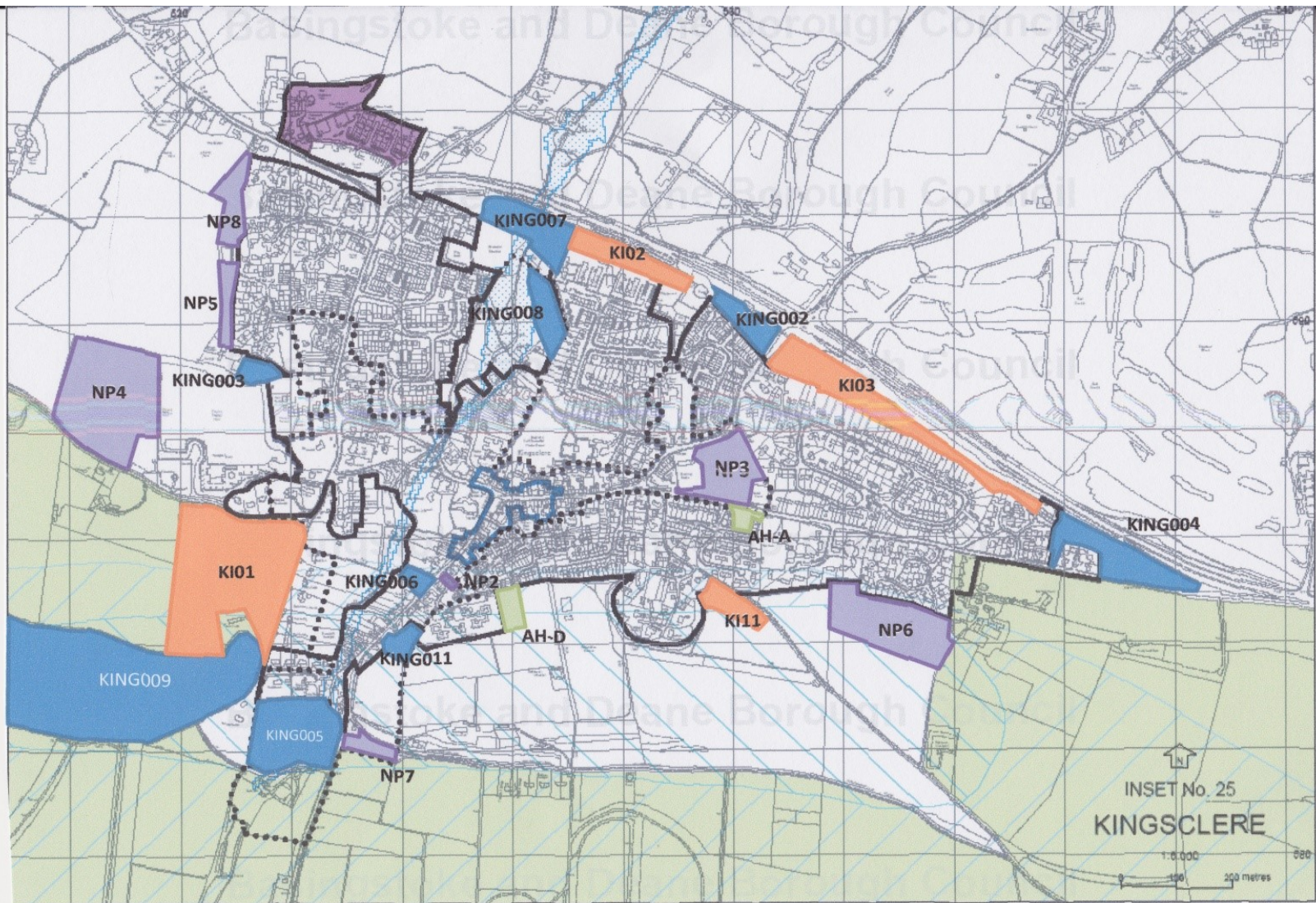
- **How we arrived at 7 sites**
- **What we can & cannot do**
- **Evidence**
- **Criteria used**
- **The sites**
- **What happens next**
- **Over to you!**



Site selection

In the beginning we looked at:

- **The BDBC SHLAA of January 2013;**
- **The BDBC Local Plan Inquiry Topic Paper 12 of September 2004;**
- **A report in 2008 for Kingsclere Parish Council on possible Affordable Housing sites.**





Site selection

- **3 sites recommended by consultants**
- **Developers revised proposals for Coppice Rd. & Strokins Rd.**
- **Additional sites investigated – Porch Farm**
- **New site offered – Yew Tree Farm**



What we can & cannot do

- Policies must be in accordance with Basingstoke's Strategic Local Plan
- Policies must be in compliance with UK & EU law
- Policies must be backed by evidence
- Must have a Strategic Environmental Assessment (currently being prepared)



Evidence

..... with BDBC

- Meetings with 5 potential developers
- Meetings with Sentinel Housing Association & Estate agents
- URS site analysis published Nov 2014
- Village Design Statement 2002
- Village Plan 2005



Evidence

.....information

- **Magic.gov.uk – government data**
- **Social Housing list from BDBC**
- **North Wessex Downs AONB Position Statement**
- **Dr Sarah Ball – Kingsclere’s Tree Warden**
- **OS maps – RoWs**
- **Land Registry Title Deeds**



Evidence

Draft Local Plan 2011 – 2029

- **BDBC's Landscape and Biodiversity Strategy 2010**
- **BDBC's Green Infrastructure Assessment**
- **BDBC's Habitats Regulations Screening Assessment**
- **BDBC's Residential Parking Standards 2008**



Evidence

- **Conservation Maps –flood zones, landfill sites, water courses, mineral deposits etc.**
- **Hampshire Biodiversity Information Centre**
- **English Heritage & Hampshire CC extensive urban survey – 2004**
- **Kingsclere Heritage Association**
- **BDBC's Conservation Area Appraisal Kingsclere**



Evidence – provided by developers

- Ecological assessment - Gaily Mill**
- Transport notes – Strokins Rd. & Coppice Rd.**
- Protected species surveys – Strokins Rd. & Coppice Rd.**
- Landscape Assessment – Poveys Mead**
- Highways & Transport Appraisal & Ecology Survey - Fawconer Rd.**



Evidence – consultation

- **Presence at school & village fetes, other meetings**
- **2 village questionnaires**
- **3 previous public meetings**
- **Meeting for business community**



Criteria

... must meet following:

- **Site available**
- **Can accommodate 10+ homes**
- **Within or adjacent to SPB**
- **No covenants preventing development**
- **Is viable – essential services, technically feasible, economically possible, undue impact on existing community**



Criteria

- **... criteria provided by Planning Aid**
- **Also looked at criteria used by Overton's NP**
- **Aimed to keep as simple as possible**
- **Weighting reflects severity & importance of individual criteria**
- **Scoring – high is positive, low negative**
- **Sites with highest score are front runners – maximum score 202**



Criteria

- **Site location**
- **Effect on landscape**
- **Environment**
- **Historic environment**
- **General**



Land next to Gaily Mill

- **Scored 98 – came last**
- **Potential housing: Developer 30 / URS 40**
- **Issues: Adjacent to AONB; Flood zones 2 & 3; Habitat loss & disturbance**
- **In Conservation Area**



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- | | |
|---|---|
| Site boundary | Settlement Policy Boundary |
| Vehicular routes | Watercourse / Ditch |
| Existing vegetation | Flood Zone 3 Area (taken from
Environment Agency map) |
| Listed Building (Kingsclere
Conservation Appraisal) | Indicative housing area |
| Notable building (Kingsclere
Conservation Appraisal) | Indicative access and circulation |
| Key view point (Kingsclere
Conservation Appraisal) | Focal point |
| Kingsclere Conservation Area | Proposed public open space /
community orchard / wetland areas |
| North Wessex Downs AONB | Proposed landscape buffer |

Client:
Middleton and Portway Estates
 Project:
Kingsclere
 Drawing:
Site Constraints and Opportunities
 Drawing Number:
 140302 MIDW0003 ConsOpe
 Project Number:
 MIDW003
 Date:
 07/05/2014
 Status:
Draft
 Revision:
 02
 Scale:
NTS (A3)





Land behind Poveys Mead

- **Scored 124**
- **Potential housing: Developer 38 / URS 40**
- **Issues: Visible from AONB; Vehicle access would severely impact on adjacent houses**
- **No site plan provided by developer**



Land behind Strokins Rd.

- **Scored 140**
- **Potential housing: Developer 16 / URS 14**
- **Issues: On site used as an open space; access through estate with heavy off street parking; traffic noise from A339**



The scaling of this drawing cannot be assumed

Revision	Date	Drn
C Parking Update	09.02.15	JW

- Site Boundary
- Public Right of Way

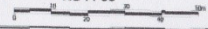
Mix	Units	Allocated Parking	Area	Density
● 2 Bed	6	12		
● 3 Bed	6	12		
● 4 Bed	4	12		
Total	16	36	1.02	16

Project
KINGSCLERE

Drawing Title
Illustrative Layout



Date 04.09.14	Scale 1:1000@A3	Drawn by JW	Check by MU
Project No 23444	Drawing No RG-M-05	Revision C	



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













Land at Porch Farm

- **Scored 144**
- **Potential housing: Developer 50**
- **Issues: Visible from AONB along Ecchinswell Road; improvement to A339 essential to provide safe access**

Porch Farm



-  Red line area 3.82 Ha approx.
-  Development area 1.80 Ha approx.
-  Proposed site access from A339 Newbury Road
-  Existing dwellings by site
-  Existing sub-station
-  Existing footpath infrastructure by site
-  Opportunity to provide links to existing footpath network
-  Proposed route into development site
-  Existing trees and hedgerows by site to be retained
-  Existing public open space by site
-  Proposed public open space to be provided as part of development
-  Proposed soft landscaping buffer to northern boundary
-  Proposed soft landscaping buffer to southern and western boundary



Land behind Coppice Rd

- **Scored 154**
- **Potential housing: Developer 26 URS 36**
- **Issues: Access from Ashford Hill Road problematic; access road goes through SINC; noise from A339**





Land behind Fawconer Rd

- **Scored 159 – 1st place**
- **Potential housing: Developer 19 URS 12**
- **Issues: Access from Ashford Hill Road problematic; noise from A339**









Block Plan 1:1000

Site Area	0.587 ha
Density	32 / ha
Affordable Housing	30 %
Public Open Space	0.126 ha



Location Plan 1:2500

Key

-  Residential
-  Proposed Planting
-  Existing Planting
-  Play Area / P.O.S.
-  Vehicular Access
-  Landscape Bund

Concept Layout
Land r/o Fawconer Road, Kingsclere Hampshire
David Wilson Homes Southern



What happens next

- **Await publication of SEA**
- **Final decision by group on policies/projects**
- **Formal 6 week consultation with community**
- **Submit draft to BDBC**
- **Independent examination**



What happens next

- Referendum organised by BDBC
- Localism Act requires a majority of those voting to support the Plan in a referendum
- Referendum result is binding on BDBC



What we need from you!

The choice is between a series of smaller sites along the A339 or one development on Porch Farm

- **Get a debate going on NP Facebook**
- **Keep checking the web www.kingsclere-np.org.uk**
- **Submit comments during 6 week formal consultation**
- **VOTE at the referendum**



- **...complete our Neighbourhood Plan doesn't mean no development!**
- **No Plan = no say on type & style of housing or which sites are built on**
- **Instead of approximately 50 houses we could end up with far more!**
- **Important we get the Kingsclere Neighbourhood Plan right to protect our village for the next 15 years!**



NEIGHBOURHOOD PLANNING

*“We are clear that local people - and local authorities - must be at the heart of planning. The Localism Act has put the power to plan back in the hands of communities, but **with this power comes responsibility**: a responsibility to meet their needs for development and growth, and to deal quickly and effectively with proposals that will deliver homes, jobs and facilities.”*

Eric Pickles, 6 September 2012