
KINGSCLERE NEIGHBOURHOOD PLAN: EVIDENCE BASE

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DRAFT



WHO HAS PREPARED THIS REPORT?

This report has been prepared by members of the Kingsclere Neighbourhood planning group, including Victoria Fletcher, B.Sc., M.Phil, MIEEM and licentiate member of the Landscape Institute, with further input from Cllr Sue Adams. Victoria has 15 years experience as an environmental planner, including ecology and landscape planning. The report has been prepared in a voluntary capacity as a local resident.

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1. Introduction

1.1 REPORT PURPOSE

The report sets out a range of evidence to inform the Kingsclere Neighbourhood Plan policies and site selection process. It does not aim to replace information contained in the [Village Plan](#) (2005) and [Village Design Statement](#), but has been produced to:

- Provide up to date evidence for the policies that will be contained in the plan – the National Planning Policy Framework requires this
- Inform the Neighbourhood Planning team during the plan-making process
- Scope whether a Strategic Environmental Assessment or Sustainability Appraisal will need to be undertaken alongside the Kingsclere Neighbourhood Plan.

This document may be updated and added to as the plan develops.

Residents of Kingsclere said in consultation questionnaires that they are concerned about a broad range of issues – so this report incorporates information not just on environmental matters but also on housing, businesses, traffic and the environment.

1.2 THE PLAN-MAKING PROCESS

The diagram below shows how this information has been taken into account in the plan making process.

Figure 1 sets out the process that has been followed by the Neighbourhood Planning team.

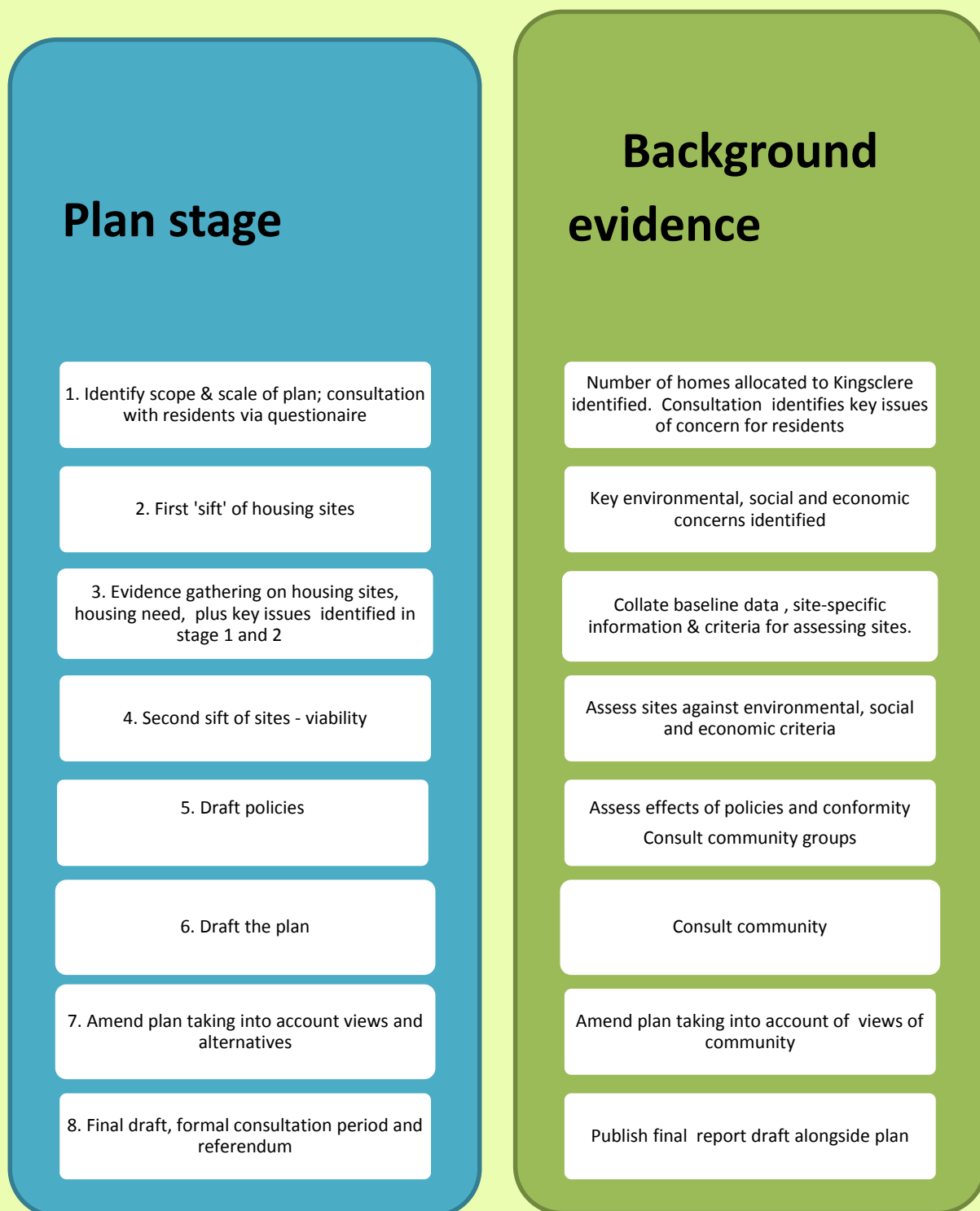


Figure 1: how background information has been considered in the plan-making process

1.3 INITIAL SCOPE OF THE NEIGHBOURHOOD PLAN

A Neighbourhood Plan can have as wide or as narrow a scope as set by the community. At the Annual Parish Assembly of 18th April 2013 the people attending recorded their interest in a wide range of issues in the village, such as maintaining the number of services and facilities in the village, the environment, and traffic and travel.

The scope of the plan initially looked at a broad range of issues in line with the interests of residents. In subsequent meetings though, the challenge of finding space for 50 homes was considered, and the requirements of producing a Neighbourhood Plan. The existing Village Plan was looked at which covers a broad range of topics. In January 2014 the scope of objectives of the Neighbourhood Plan were revised as it was felt that the work needed to fully update the Village Plan AND meet the statutory requirements of the Neighbourhood Plan would have taken too long.

The Neighbourhood Plan is therefore intended to work alongside the current Village Plan rather than replacing it completely.

The following objectives were adopted by the NP group on 3rd March 2014.

The Kingsclere Neighbourhood Planning Group is taking forward preparation of a Neighbourhood Plan covering the Parish boundary of Kingsclere. The group will consult widely with residents and businesses in Kingsclere to ensure as many opinions as possible are taken account in the drafting of the Plan.

The Kingsclere Neighbourhood Plan will focus on:

- *The provision of housing, with particular regard to low cost housing within the parish boundary*
- *The identification of potential sites for development in accordance with the Borough's Local Development Plan, taking account of the historical integrity of the village*
- *The implications for local road use and parking, in the light of any new developments*
- *The protection of existing facilities, continued provision and addition of a variety of sport and leisure facilities, particularly for children and young people, where need has been identified*

All activity will take cognisance of existing relevant work on, for example, the protection of the natural environment, reduction of all forms of pollution, maintenance of footpaths, improving water flow and recycling provision

1.4 SCALE OF THE PLAN

The Neighbourhood Plan covers the whole Parish of Kingsclere, but most development in rural areas would be against national and local policy, especially as a large part of the Parish to the south is

designated as an Area of Outstanding Natural Beauty. The main focus of the plan - where the 50 homes will go – is the village of Kingsclere. This is because Basingstoke and Deane Borough Council have a number of policies in their Local Plan that encourage sites to be found within, adjacent to or close to the existing current settlement boundary. New housing in the countryside is covered by policy SS6 which has very specific criteria that would be difficult to meet in Kingsclere.

2. CONSULTATION

2.1. COMMENTS FROM QUESTIONNAIRES AND STANDS

Two questionnaires were issued in December 2013 and July 2014, and there have also been manned stands at school and church fetes where a range of issues were raised. The results of all of these events are available [online](#). The comments are many and varied, as set out below:

- Opinions vary about the need for housing – some people feel that there is nowhere for new housing to go without eroding the character of the village or turning it slowly into a town or suburb. Others accept the need for new housing to keep the viability of the village, and provide homes for local people.
- The type of housing that people think is needed also varies, including: affordable housing, affordable family housing (3-4 beds), housing that meets the needs of local people, and housing for older people.
- Parking and traffic issues feature as key issues for residents, and making sure that new housing doesn't add to problems. There were numerous and varied comments including number of HGVs being a problem, a lack of parking enforcement, the need for traffic calming, the need to remove traffic calming and the need for more pedestrian crossings. Parking in the village centre and some residential areas is considered an increasing problem.
- High quality of the local environment is also important. Residents think that Kingsclere is a very nice place to live in, and don't want development to spoil that.
- Overall, residents wanted to see 3-4 smaller developments rather than one big development.
- Overall, people felt that there were enough community facilities. A new youth club is something mentioned as needed, and a gym/fitness centre. A community orchard was also mentioned. Some people thought that better use could be made of some of the facilities we already have, and that money should be spend on better management, repair and use of those facilities (e.g. children's play areas and open spaces, library, and the Fieldgate Centre etc).

2.2 COMMENTS FROM PUBLIC MEETING

The results from a study done by URS consultancy (now AECOM) -the [Kingsclere Neighbourhood Plan Site Assessment Review October 2014](#) - were presented to a public meeting on 14th November 2014. This study evaluated sites available for development in Kingsclere and presented Gaily Mill (KING005), a site north of Poveys Mead (NP6) and KING002 (north of Faulkner Road) as sites that should be taken forward in the Neighbourhood Plan.

Concerns were expressed about landscape impacts of NP6, and there were a number of environmental concerns regarding Gaily Mill.

Comments on emerging policies were recorded, and other verbal comments included:

- A preference for several smaller sites rather than 50 homes on one site
- A request to the Neighbourhood Planning Group to seek further small sites for development if possible
- Concerns about the environment – requests to do further work on landscape, biodiversity and local character

This report helps to compile information as requested by local people – together with any site-specific surveys and reports undertaken by developers.

3. ABOUT THE VILLAGE

3.1 WHAT IS SPECIAL ABOUT KINGSCLERE?



Kingsclere is a parish in north Hampshire, lying between Basingstoke and Newbury on the A339. Kingsclere is the only village within the Parish, which is otherwise largely rural with a few dispersed houses, and some industrial/business development along the A339. The key characteristics of the village are described in the [Village Design Statement](#), which is still a key reference document in the Neighbourhood Plan process. The following are taken from the statement, and are still highly relevant:

- *The original Kingsclere settlement grew up along the banks of the Gaily Brook which has carved a*

narrow valley through the chalk and clay ridge which marks the transition to the London Clay plain to the north. The settlement is almost invisible from the Scarp as it developed along the northern slope of the ridge. Despite growth since 1950 the settlement is compact and well contained within its natural boundaries within the ridge line to the south of the built area, inside the A339 Kingsclere By-pass to the north and by the public open spaces of the Fieldgate Centre and Long Meadow Open Space to the west.

- *There are many attractive views looking into the settlement, looking outwards and from the Scarp and local rights of way. The views are very much appreciated by those who live locally and by the increasing number of visitors who are attracted to the area by its charm and beauty.*
- *The AONB and the number of designated walks, cycle ways and bridle ways make the countryside within the parish an important resource for informal, quiet recreation. Any planning proposals for the area should respect the quality of the landscape so that this function can continue.*
- *The original settlement at Kingsclere was formed around the old Saxon East (George) and South (Swan) Streets. The houses adjoining these streets and further up and down the Gaily Brook are a rich heritage of listed buildings and form the Conservation Area.*
- *A major feature of the older part of the village, which lends it its essential character, is the uneven sweep of clay-tiled roofs set with high square chimney stacks. Buildings of different age, shape and height are joined to form articulated terraces with uneven but continuous roof-lines. In harmony with the clay tiles, the predominant building material is brick, mainly red, but with the occasional variation of either blue-grey, as in Phoenix House, or in chequered or banded patterns as in houses throughout the Conservation Area*

- *The colouring of bricks which is such a feature of the Conservation Area reflects variations in both the original pug (chalk and clay produces a grey brick) and in manufacture, where the hotter part of the kiln produced a blue-grey brick*
- *Many of the roofs are half-hipped and some gable ends are tile hung. In several buildings, Falcons, The Old Forge and the Swan Hotel for example, the structural beams are exposed. In others the brickwork is entirely or partly lime-mortar rendered or painted. Overall the effect is varied and harmonious with the roofs providing a unifying link.*
- *There is very occasional use of weather boarding on vernacular buildings and flint was used as a Victorian wall surfacing to the Church, Chapel and School. The flint used was imported quarried flint and there are only minor instances of its use in vernacular buildings.*
- *Smaller developments off the spine of older roads, such as those at Wellman's Meadow, Keep's Mead, Hook Road and Poveys Mead, still respect these natural boundaries, now that their planting has matured, are sympathetic to the rural setting having softened into the landscape.*

As well as local settlement character, the natural boundaries of the village are considered to be a particularly important issue for the Neighbourhood Plan.

The village lies near the foot of Watership Down in the AONB but the settlement is still almost invisible from the Scarp as it is largely hidden by a secondary low ridge. The current settlement is still compact and well contained within its natural boundaries - the ridge line to the south of the built area, inside the A339 Kingsclere Bypass to the north and by the public open spaces of the Fieldgate Centre and Long Meadow Open Space to the west. A map is contained in the Village Design Statement

Views of the settlement are also still limited from the A339 in most places by thick tree-belts and a thin landscape gap, which also help to protect the area's rural landscape character. This is starting to erode at the Newbury Road/A339 roundabout with new development close to the road and visible from the A339. This is in addition to older ribbon development between the roundabout and the petrol station which is newly updated and also a suburbanising influence. Further along the A339 there is also new development at Headley which demonstrates very little consideration of its landscape and rural setting.

Settlement character: Issues and Considerations for the Neighbourhood Plan

When evaluating the sites, and in drafting policies the Kingsclere Neighbourhood Plan will need to take into account guidelines provided in the Kingsclere Village Design Statement. The following guidelines are particularly relevant to any settlement pattern sections of the Neighbourhood Plan:

- Any development... must be carefully sited to minimise its impact on the landscape and setting.
- Future development, however minor, should not adversely affect the natural boundaries of the settlement, defined in the Constraints Map, which help to establish the character of Kingsclere.
- Any future development should respect the character and natural limits of the village.
- Land uses which have a suburbanising effect on the landscape are not appropriate.

3.2 PEOPLE AND HOUSING

Housing need based on population trends

Information from the census is available [online](#) as a separate document. A summary of trends relevant to the Plan includes:

- The number of residents in Kingsclere Parish in 2011 was 3,164 people
- There has been a decrease of 146 people over the last 10 years.
- There is a continued trend towards lower density living. The average number of persons per household in 2011 was 2.2 persons/household, and 68% of all households in Kingsclere were 1 and 2 person households (up from 63% in 2001). This trend suggests that more houses may be needed just to support the same levels of population.
- The age profiles indicate an aging population in line with national trends. Assuming everyone aged 45-64 stays in the village over the next 20 years and a low death rate, by 2030 some 33% of the population could be over 65. Whilst this is a very crude analysis, it suggests a big increase from 18% of residents who are over 65 now and 14.5% of households where everyone is over 65.
- There were 1,457 dwellings counted in the parish, but only 1,417 households – indicating there were potentially 40 dwellings unoccupied at the time of the census, or possibly these are second homes.
- The number of residents aged 0-24 in 2011 form 25% of the population. These residents, if they stay in the village, will be aged between 20-44 in 2031, indicating that affordable units for younger people will potentially continue to be needed.

Housing need – Sentinel Homes

Sentinel Homes are the only provider of social homes in Kingsclere. A meeting with [Sentinel Homes](#) indicated that despite the recent development near to the A339 which contained social housing there has been no net gain in social homes in Kingsclere. This is because their other properties in Kingsclere at Elm Grove had to be sold in 2014. Other social houses on Swan Street were also sold in 2013 and 2014.

Housing need – a Commercial perspective

A visit to a number of estate agents in 2014 ([notes available online](#)) indicated that:

- All house types sell well in Kingsclere. It is a much sought after village for all property types.
- Few properties come up for sale in Kingsclere
- It is Kingsclere's character and the fact it is such an active community with convenient shops, doctors and schools which make it desirable. Any new development should therefore be in keeping with the overall character of the Village in terms of style and size of development. Developers sympathetic to this need to be supported.

- Two agents noted that it was difficult for growing families looking for the next step to find the right property in Kingsclere. Many had to move out of the village at this stage to Thatcham or Basingstoke.

Local Plan - what is already set out in policy?

Policy CN1 on Affordable housing requires 40% affordable housing on all market housing sites (for 5 or more net residential units). Policy CN3 – Housing Mix for Market Housing permits development where the mix of market housing includes a range of house types, size, prices and tenures to address local requirements AND provides adaptable housing to enable people to stay in their homes as their needs change. There is also a policy CN4 on Housing for older people/specialist housing.

People and Housing: Issues and Considerations for the Neighbourhood Plan

When evaluating the sites, and in drafting policies the Kingsclere Neighbourhood Plan will need to be in conformity with several policies in the Local Plan such as Policies- CN1, Affordable Housing - CN3, Housing Mix for Market Housing - CN4.

The Neighbourhood Planning Group together with Basingstoke and Deane Borough Council will need to decide whether the existing policies meet Kingsclere's needs regarding affordable housing and housing for older people or whether additional policies are needed. Also whether specialist homes for older people are needed, or whether CN3 (Adaptable Housing) is sufficient.

3.3 LANDSCAPE

OVERVIEW

Taken from the Village Plan:

The North Wessex Downs AONB covers approximately half of the parish of Kingsclere, and contains the massive Clere Scarp, a steep chalk face to the North Hampshire Downs rising about 150 metres from the valley floor which separates it from the secondary ridge on which the village is situated.

The parish landscape is made up of three main groups. The part lying within the North Hampshire Downs comprises a dip slope running southwards from the Clere Scarp which was heavily farmed in Celtic times; although most of the traces have been eroded by modern farming. It is now mixed sheep and arable, with racing gallops as a significant feature. The valley between the Scarp and the Village is middle greensand and its principal feature is the Park House Racing Stables. The parish to the north of the A339 is part of the London Basin and the land is a mix of London and Reading clays and Bagshot beds.

Landscape is considered in Basingstoke and Deane's local Plan, Policy EM1. Issues include whether sites would be detrimental to:

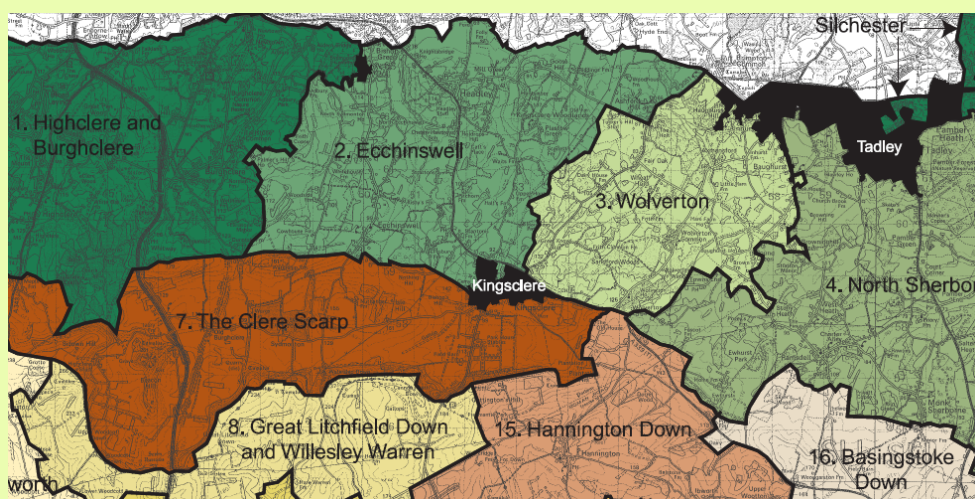
- visual amenity and scenic quality
- local character (of buildings and settlements, including important open areas)
- setting, including important views to, across, within and out of the village
- the character of the borough's rivers and tributaries

KINGSCLERE'S LOCAL LANDSCAPE CHARACTER

See Also Section 3.1 which contains information from the Village Design Statement. There are three existing landscape character assessments which cover the parish of Kingsclere:

- Basingstoke and Deane (2001)
- North Wessex Downs AONB (x)
- Hampshire County Council (2008)

The Basingstoke and Deane Assessment is, perhaps, the most relevant for the Neighbourhood Plan as it is a material consideration within the Council's Local Plan, but the other two assessments will also contain useful details and guidance. This assessment places Kingsclere in the middle of three distinct landscape character areas, reflecting the varied landscape enjoyed by the village.



It also has a short assessment for the settlement of Kingsclere itself:

<i>Description</i>	
Kingsclere lies at the junction between the chalkland landscape to the south and clay landscape to the north. The use of the landscape reflects this difference in geology, and creates a diverse setting to the settlement. As a whole, the settlement is generally well-integrated into the landscape, with substantial tree cover (both in and surrounding the village) breaking up its urban form, and integrating it into the rural landscape.	
<i>Key Characteristics</i>	<i>Guidelines</i>
<ul style="list-style-type: none"> • Few key landmarks visible in the settlement from surrounding landscape; • South-north flowing stream flows through the settlement, with tree-lined banks; • Central focal point of church, war memorial and market area; • Good building groups, especially in North Street, the mill, and around the church; • Use of traditional materials, including timber frame, brick, flint, plain tile hanging and plain clay tiles; • Attractive streetscape with vista to the downland scarp; • Set within a varied landscape, enclosed to the north, open to the south; • Strong visual influence of east-west running scarp face to the south; • Park House Stables and associated gallops and horse pasture dominant land use between the scarp and southern edge of settlement; • Predominantly soft, well-integrated edge to the settlement. 	<ul style="list-style-type: none"> • Conserve ribbon of scrub and tree planting between the A339 and urban form of Kingsclere, retaining and enhancing its landscape and biodiversity value; • Conserve and manage prominent woodlands and bands of trees, which contribute to the setting and screening of the village; • Encourage enhancement of transition into the village along the A339 from the north, discouraging sprawl of inappropriate development along its route; • Retain visual links with the scarp from within the settlement to the south; • Conserve wooded footpath links; • Retain and enhance internal open spaces, especially in the historic rural character type; • Retain and manage mature vegetation which follows the course of Gaily Brook and around Priors Mill; • Retain and manage line of pollarded trees, which define the boundary of the churchyard; • Conserve the historic buildings and ensure the continued protection of the Kingsclere Conservation Area; • ensure design of any new development reflects the character of its surroundings, eg use of traditional materials and building styles.

Key local landscape issues for consideration within the plan are therefore

- Few key landmarks visible in the settlement from surrounding landscape. Much of Kingsclere is currently not visible from either the AONB or the A339.

- Integrating any new development into the settlement through landscaping measures and location
- Protecting and enhancing local character
- Discouraging the 'sprawl of inappropriate development' along the route of the A339
- Considering the visual impact of development from any footpaths well-used by local residents, or from key views to or from the village
- Considering the impact of development on the character of Gaily Brook

North Wessex Downs Area of Outstanding Natural Beauty

The North Wessex Downs Area of Outstanding Natural Beauty designation covers half of the parish to the south of Kingsclere. The boundary is very close to the settlement boundary in places, so has to be a key consideration in site selection processes. Several popular walks in and around the village are within the AONB. Watership Down lies within the AONB, as does Park House Stables, the gallops, and much of the farmland to the south of the villages.

The AONB is a nationally important landscape, and is protected in legislation through the *National Parks and Access to Countryside Act 1949* and also the *Countryside and Rights of Way Act (CRoW) 2000*. Section 85 of the CRoW Act states that it is a legal duty for all relevant authorities including Parish Councils to "have regard to" the purpose of conserving and enhancing the natural beauty of the AONB. Setting is also an issue - AONB Position Statement on Setting¹. The position statement suggests that any development or change capable of affecting the significance of the AONB or people's experience of it can be considered as falling within its setting.

Of the sites considered or being considered, some lie within the AONB or may affect the setting of the AONB:

- A potential site, Yew Tree Farm lies within the AONB.
- Site KING005 is visible from some footpaths and viewpoints within the AONB, which means that setting issues need to be considered.
- Sites KI01 and KING009 were discounted at an early 'sift' of the sites as they are both highly visible and within the AONB.

¹ North Wessex Downs AONB. Position Statement: Development Affecting the Setting of the North Wessex Downs AONB (2012).
http://www.northwessexdowns.org.uk/uploads/docs/publications/Development_publications/Approved%20Position%20Statement%20on%20Setting%20October%202012.pdf



Map showing AONB Boundary: Source – Basingstoke and Deane Borough Council

Trees

Trees form an important part of the local character of Kingsclere, in particular:

- Mature trees within gardens and amenity spaces within Kingsclere help to 'soften' views both within the village and from key viewpoints.
- The belt of trees along the A339 - helps to prevent suburbanisation in an otherwise rural location and softening the visual effect of the A339 for residents (although it is still audible in many locations)
- Landscaping and trees along Newbury Road screen the Longcroft Road development - and provide a soft visual front to the Cedar Drive development.
- Open space with mature trees to the rear of Garret Close and Keeps Mead, providing amenity value for the residents of those developments, plus screening development from footpaths to the east.
- Mature trees within some developments (e.g. The Pellows, Elm Grove, Keeps Mead), pre-date the housing, and were part of previous land uses.
- Pollarded trees along the edge of the churchyard are prominent features in the centre of the village, along with mature trees on the green outside the Crown and within the churchyard, adding to the distinctive and attractive character of the village.
- Hedgerows, often tall, thick hedgerows with mature trees bound many of the footpaths in and around the village

There are around 14 Tree preservation Orders in Kingsclere, which cover some of the prominent trees in the village, but not all of them. Basingstoke and Deane Council have a tree management team, and there are two Tree Wardens within the village appointed by the Parish Council under the Tree Council Tree Warden Scheme.

The main species of tree that define the character of the village and parish include:

Ash, oak, hornbeam, field maple, sycamore, lime, beech, poplar, yew, horse chestnut, birch, holly, wild cherry.

This wide range of characteristic tree species reflects the varied geology, with both chalk and clay.

Landscape: Issues and Considerations for the Neighbourhood Plan

- Kingsclere has a very compact 'visual envelope'. Very few houses within the Settlement Boundary are visible from the AONB, and most of the village is screened from the A339 by a thick tree belt.
- Site KING005 is visible from some footpaths and viewpoints within the AONB, which means that setting issues need to be considered.
- Sites KI01 and KING009 were discounted at an early 'sift' of the sites as they are both highly visible and within the AONB.
- A further potential site, Yew Tree Farm lies within the AONB.
- Sites NP6, KI02 and Porch Farm are both visible from at least one footpath (KI02 has a footpath running through it) so impacts on local character would need to be considered.
- Sites KING004, KI03, KING002 KI02 and KING007, and potentially parts of Porch Farm are close to the A339 so could have a suburbanising effect along the A339 or contribute to ribbon development. Local character would again need to be considered.
- When evaluating the sites, and in drafting policies the Kingsclere Neighbourhood Plan are legally obligated to "have regard" for the AONB, and will also need to be in conformity with Policy EM1 Landscape.

Sources of information & reference

Dr Sarah Ball – Kingsclere's Tree Warden.

Landscape and Biodiversity Supplementary Planning Document (SPD). 2008. (This document supported policies in the Basingstoke and Deane Local Plan 1996-2011, including E1, E3, E5, E6, E7 and E8).

<http://www.basingstoke.gov.uk/Resources/E/9/%7BE9714809-4C77-408E-BC35-2E13F5D43ECA%7D/Documents/Landscape%20and%20Biodiversity%20SPD/1%20Landscape%20and%20Biodiversity%20SPD.pdf>

Basingstoke and Deane Landscape Assessment. 2001. Landscape Design Associates.

3.4 BUSINESSES AND SERVICES

Village services and amenities

There is comprehensive information in the [Village Plan](#) on employment and the local economy.

Newbury and Basingstoke are the closest large towns a 20 minute drive away, with supermarkets, shopping centres and train services. There is a regular bus link to both major towns. Other larger settlements nearby include Tadley, Whitchurch and Overton.

There are a number of services within the Parish boundary valued by residents, a brief audit indicates that little has changed since the village plan - a book shop has closed, the library has had to become community-run, and some changes to the eating/shopping/lifestyle offer:

- **Schools:** Junior school
- **Services:** Kingsclere Medical Practice; Imogen Dental Practice; Chemist's shop; retained fire station; cash point; post office; community-run library, public toilet; petrol station.
- **Churches:** Two churches (C of E and Methodist)
- **Village halls/facilities:** The Village Club, Fieldgate Centre
- **Vets:** Veterinary practice (small animals)
- **Food shopping:** Three newsagents/grocery shops (two in Kingsclere, one at the petrol station), butcher
- **Lifestyle shops:** Garden Centre, Hairdressers, fine art gallery, gallery/craft shop
- **Eating & drinking:** Three pubs within the village, all of which serve food, plus The Star on the A339, Sasso's restaurant, The Diner and two cafes (one in the village, one at Cottismore garden centre).
- **Visitor accommodation:** there are still few B&Bs in Kingsclere, but two of the pubs have rooms, and there is a hotel at the golf course.
- **Sports and leisure (see also section 3.7):** Sports fields at the Fieldgate Centre (cricket, rugby, football); tennis courts, bowls club; private golf club, allotments; range of open spaces; a well-developed footpath network, a network of bridleways, and quiet on and off-road cycle routes.

Overall, as set out in the village plan these services and amenities all add to Kingsclere's attractiveness and viability as a living, working village. Whilst the Neighbourhood Plan focuses on housing, overall decision-making has taken into account the overall offer of the village, and will continue to do so, ensuring that there are no adverse impacts on Kingsclere's services and amenities.

Local economy

This is covered in more detail in the village plan. A brief audit by the Neighbourhood Plan team indicates that there are 147 known businesses in the parish, both large and small. Horse racing and agriculture continue to be key rural businesses in the area, with the stables being a key employer. There are three employment sites in the Parish – Kingsclere Business Park, Orchard Business Park and 23 Swan Street.

Businesses and Services: Issues and Considerations for the Neighbourhood Plan

Basingstoke and Deane's Local Plan is already supportive of local community facilities and services Policy CN7 and CN8.

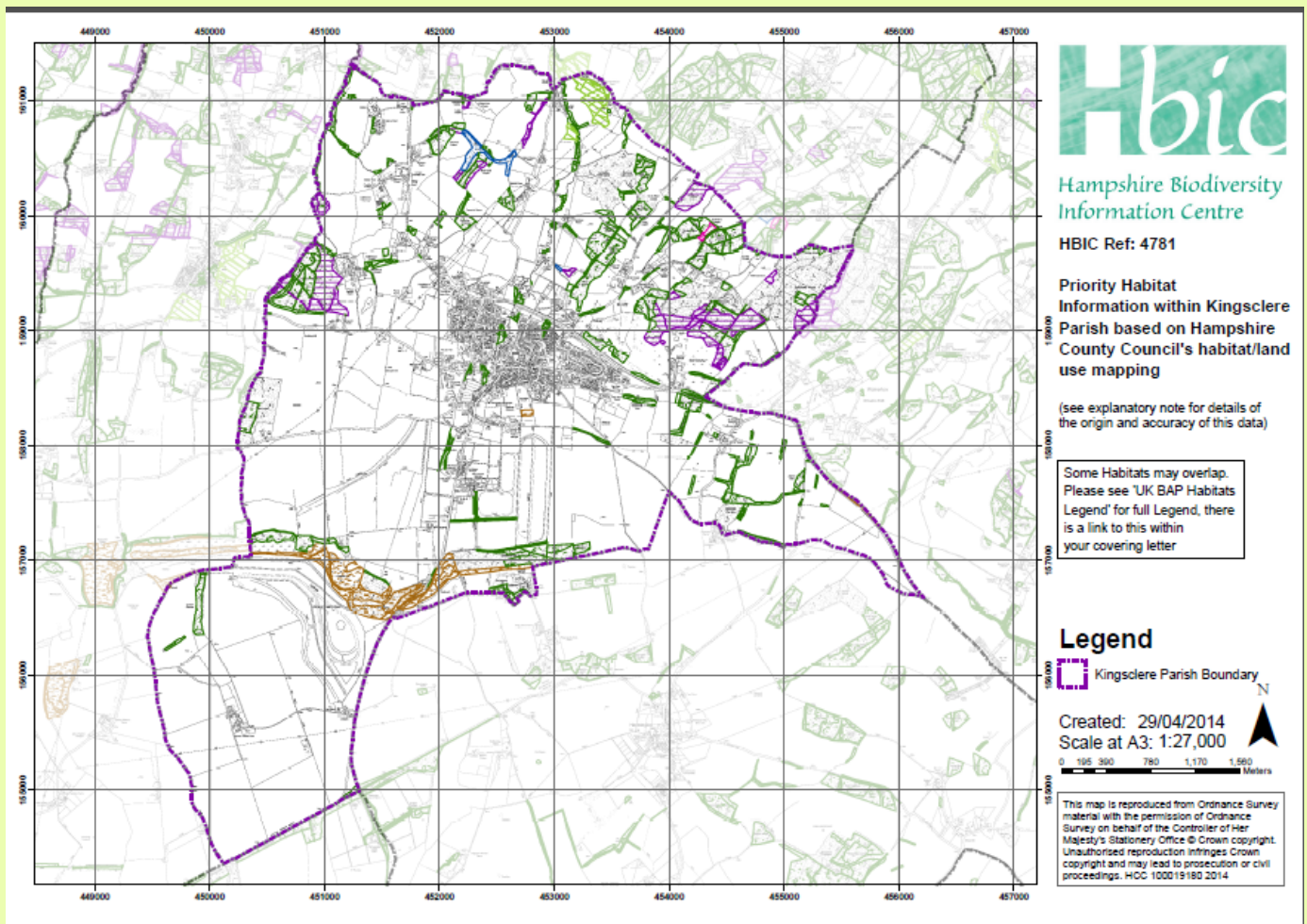
None of the sites being currently considered would directly take any facilities or services away from the village or Parish, but access to these services should be considered.

The Village Plan still provides relevant guidance for the Parish Council for matters outside the scope of the Neighbourhood Plan to support business, services and facilities vital for the village.

3.5 NATURE CONSERVATION

Overview

Kingsclere is a largely rural parish with a diverse geology, ranging from chalk in the south, a greensand ridge, and clays to the north. The range of Priority Habitats within the Parish reflects this. These are habitats considered important nationally but which may or may not be designated – see Map below. There are large areas of woodland and heathy acid grassland habitats to the north of the A339 and to the West of the parish, and important chalk grasslands to the south of the parish on top of the rec ground and along the scarp. The important areas for nature conservation largely lie outside the main settlement boundary, but there are several Sites of Importance for Nature Conservation within the village itself. There are also places and spaces within Kingsclere valued by local people for nature, including many of the open spaces, footpaths, and Gaily Brook.



Statutory designations

There are no sites in the Parish designated under European legislation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites). This is important because European sites have the highest levels of statutory protection and, if any sites were close by, an investigation into the likely impacts of development would have to be undertaken, called a Habitat Regulations Assessment.

The nearest wildlife sites of European importance are up to 10 miles away from Kingsclere, including the River Lambourn SAC, Kennet Valley Alderwoods SAC, the Thames Basin Heaths SPA, Porton Down SPA, Salisbury Plain SAC and the River Itchen SAC.

Sites of Special Scientific Interest and National Nature Reserves are designated under national legislation. The only statutory designations near to Kingsclere are the Ashford Hill National Nature Reserve, and Greenham Common Site of Special Scientific Interest.

Sites of Importance for Nature Conservation (SINCS)

There are several SINCS within the Parish, including parts of the woodlands and scrub belt lying between the village and the A339. There are SINCS within sites KING007, KI02 and KI03 being assessed for their suitability to provide housing, which could limit numbers of housing or ability to access the sites without damage to those sites. SINCS are sites that contain habitats and/or species of county importance and are protected through national and local planning policy (NPPF para109; B&D EM4). This means that policies or site allocations that would lead to damage to or destruction of the sites could make Kingsclere's Neighbourhood plan non-compliant with both National Policy and the Local Plan. SINCS are shown in the Green Infrastructure Map in Section 3.7.

EM4 - BIODIVERSITY AND NATURE

- There will be no significant impact on the conservation status of key species
- There will be no harm to nationally or locally designated sites, including SINCS, or lead to the deterioration of a key habitat type, or harm the integrity of linkages between such sites and habitats
- Development proposals will be required to include proportionate measures to contribute to a net gain in biodiversity.

Protected and Notable Species

Protected and Notable species records from the Hampshire Biodiversity Information Records Centre (29.4.14) in Kingsclere parish (see summary below) indicate that the area is particularly important for farmland birds including several red listed and protected by European legislation, plus butterflies, a number of rare plant species, trout, and mammal species such as hedgehog, hare, badger and dormouse.

- Common toad, grass snake, adder
- Hedgehog, Brown Hare~, Badger, Dormouse**~,
- Reed warbler, sky lark~, Kingfisher**, tree pipit*, heron, short-eared owl**, stone curlew** ~, redpoll, linnet ~, siskin, marsh harrier**, hen harrier* ** ~, quail~, cuckoo*, lesser spotted woodpecker~, corn bunting~, Yellowhammer*, reed bunting~, Merlin**~, peregrine falcon, Hobby~, Brambling, lesser Black Backed Gull, Red Kite**~, Spotted Flycatcher~, Northern Wheatear, House Sparrow*, Grey Partridge~, Honey Buzzard**, Common Redstart, Golden Plover**~, Willow Tit*, Marsh Tit*, Common Bullfinch~, Sand Martin, Whinchat~, Starling, Dartford Warbler**~, Redwing*, Song Thrush~, Fieldfare*, Barn Owl, Lapwing*~
- Brown Trout
- 19 plants including Spreading Hedge Parsley~, Red Hemp Nettle~, Great Burnet, Greater Butterfly Orchid, white helleborine,
- 31 species of butterfly including Purple Emperor~, Silver Washed Fritillary~, Chalk Hill Blue~, White Letter Hairstreak~,

***Birds of Conservation Concern Red List **European Protected Species ~Hampshire Biodiversity Action Plan Species**

Gaily Brook

Gaily Brook is not specifically protected, but the Water Framework Directive WFD also places a duty on Local Authorities to “have **regard** to” Environment Agency river basin management plans, picked up in B&D policy EM6. Gaily Brook is currently classified as being of “good” ecological quality; any developments will need to ensure that they do not impact on the WFD status of the stream. The village plan identified that the brook “once powered four watermills but today is suffering from excessive water extraction and silting caused by run-off from the valley due to modern arable farming methods”

Nature Conservation: Key Issues and Considerations for the Neighbourhood Plan

- There are SINC's within sites KING007, KI02 and KI03 being assessed for their suitability to provide housing which could limit numbers of housing or ability to access the sites without damage to those sites.
- There are a number of protected species recorded within the parish, and in the village, so ecological surveys of sites would be important
- When evaluating the sites, and in drafting policies the Kingsclere Neighbourhood Plan will need to be in conformity with Policy EM4 Biodiversity.

Sources of Information

- B&D Local Plan
- Hampshire Biodiversity Information Centre (April 2014)
- Magic.gov.uk – government data
- Basingstoke and Deane. 2010. Living Landscapes: Landscape and Biodiversity Strategy
- Green Infrastructure Strategy for Basingstoke and Deane (2013 to 2029)
- Basingstoke and Deane Pre-submission Local Plan 2011-2029. Habitats Regulations Screening Assessment. Draft for public consultation – August 2013

3.6 TRAFFIC AND TRANSPORT

Census data – car ownership

These figures help when looking at parking provision in new development, and trying to ensure it does not contribute towards existing parking issues:

- There was an average of 1.53 cars per household in Kingsclere in 2011, slightly higher than the average of 1.45 cars per household in Basingstoke and Deane district as a whole, and higher than the England average 1.16 cars per household.
- Some 49% of households have 2 or more cars, higher than Basingstoke as a whole (45%), and England (32%), and 13% of households have 3 or more cars.

Census data – car use

The following statistics highlight the reliance of many people in the village on cars for work, and as this is a national trend, high volumes of traffic passing through the village at peak times is likely to continue. Some 700 car movements at peak times were recorded passing through Kingsclere in around 2005 (Village Plan).

- The population of Kingsclere is still largely reliant on the car to get to work – 54% state that their main way of travelling to work is by driving, with a further 3% (64 people) travelling as passengers in a car. This has increased from 48% of residents travelling by car in 2001.
- The number of people using the bus for commuting or getting to college has dropped, but some 14% of households have no car, highlighting the continued importance of Kingsclere's bus services and community transport.
- A further 8% get to work by foot or bicycle and 6% work from home – despite the arrival of broadband this is fewer than in 2001 (12% working from home).
- People in Kingsclere travel an average of 10 miles to get to work.
- The number of people working from home full-time appears to have dropped – despite broadband availability – but this may not reflect the number of people who “flexi-work” from home on a regular or occasional basis.

HGV Survey

A Survey of Heavy Good Vehicles (HGVs) was undertaken by Hampshire County Council in 2013. Further information on information presented to the Parish Council is [available online](#).

The survey took place during October 2013 and to better understand the movements of larger vehicles, and investigate the possibility of formally restricting these vehicles. The boundary of the survey was the rural area bordered by the A34, A339, A303 and M3 which included the villages of Kingsclere and Overton, and the town of Whitchurch.

The results of the survey show that a minority of HGVs – one vehicle on both days – entered the rural area at Kingsclere and travelled straight through without stopping. Analysis of the remaining HGV movements indicated the vehicles had business, or stopped, in the area. The surveys therefore showed that formal HGV restrictions would not be appropriate as the majority of HGVs need to access the area for legitimate reasons.

Local Plan - what is already set out in policy

Policy CN9 already provides a coherent framework that any new developments in Kingsclere will need to be in conformity with. The policy includes statements on sustainability and trying to minimise the need to travel, integration into existing movement networks, quality and design. It also states that development proposals should provide appropriate parking provision. Further guidance on parking is set out in the [Residential Parking Standards Supplementary Planning Document July 2008](#)

General Residential Parking Standard

Type	*Inner Urban		*Outer Urban & Rural Settlements		*Rural	
No of Allocated Spaces Per Dwelling	with more than 50% spaces unallocated	with between 20% and 50% spaces unallocated	with more than 50% spaces unallocated	With between 20% and 50% spaces unallocated	with more than 50% spaces unallocated	With between 20% and 50% spaces unallocated
1 bedroom	0.75	1.0	1.0	1.25	1.0	1.25
2 or 3 bedroom	1.25	1.5	1.5	1.75	2.0	2.25
4 or more bedrooms	2.0	2.25	2.5	2.75	3.0	3.25

***Inner Urban:** includes town area inside Ring Road

***Outer Urban:** includes town area outside Ring Road, Chineham, Old Basing – ***Rural Settlements:** includes Baughurst, Bramley, Oakley, Overton, Tadley, Whitchurch

***Rural:** includes the remainder of the Borough

Traffic and Parking: Issues and Considerations for the Neighbourhood Plan

Traffic and parking

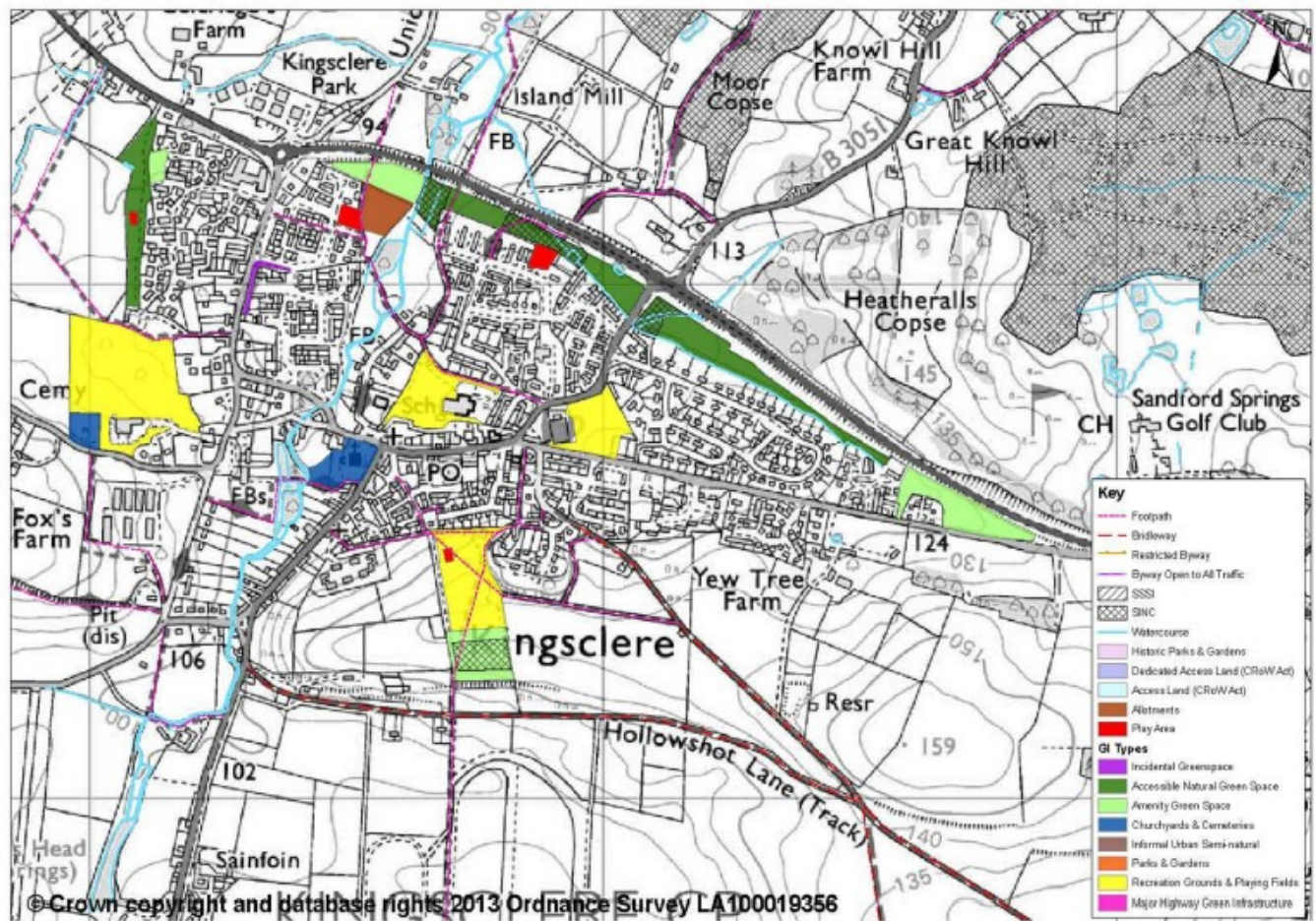
- There are a number of hotspots in the village with parking issues, particularly in the village centre, and some residential areas as well as concerns that existing traffic calming measures to the south of Swan Street aren't working very well.
- There were concerns about heavy goods vehicles, lorries and large delivery vehicles coming through the narrow roads of the village and impacts on residents – although surveys suggest the HGVs all have business in the village.
- When evaluating the sites, and in drafting policies the Kingsclere Neighbourhood Plan will need to be in conformity with Policy CN9 – Transport. Any eventual planning applications would also need to conform to this policy and the associated parking standards.
- The Neighbourhood Planning Group will need to decide whether the existing policies meet Kingsclere's needs regarding traffic and parking, or whether additional policies or projects are needed.

3.7 AMENITY, SPORT AND GREEN INFRASTRUCTURE

Open Spaces and Green Infrastructure

Basingstoke and Deane's Green Infrastructure Assessment mapped open spaces in Kingsclere (see below)

Plan 7– Existing GI Resource - Kingsclere



Taken from: Green Infrastructure Strategy For Basingstoke and Deane (2013 to 2029). Published July 2013
<http://www.basingstoke.gov.uk/content/doclib/344.pdf>

Some of the housing sites being evaluated within the Kingsclere Neighbourhood plan making process are considered by Basingstoke and Deane to have amenity value:

- KING004 is recorded as an Amenity Green Space (owned by Basingstoke and Deane). KING002 is recorded as an Amenity Green Space (owned by Kingsclere Parish Council). There is also a small area of Amenity Green Space at NP8. Consultation with Basingstoke and Deane indicated that any Amenity Green Space land developed for housing would need to be replaced elsewhere in the village.

- NP3 (the Holding Field) is recorded as a recreation ground
- KI03, KING002, KI02 and NP5 and NP8 are recorded in the assessment as Accessible Natural Greenspace. All of these three sites are in private ownership, although there is a public right of way crossing KI02. Visits to these sites indicate that KI02 and parts of KI002 are used widely for informal dog walking, but KI03 is not accessible.

The Assessment considers that:

- Open spaces within the settlement do not meet the standard proposed in the document of 20m²/person. Kingsclere has only 5m²/person, significantly below this standard.
- There is no park in Kingsclere
- Access to 'accessible natural green space' is good.
- There are a number of SINCs along the periphery of the village and a good network of footpaths to the south and west provide links to the countryside beyond.
- Access to amenity green space within the central area of the village is poor with most amenity green spaces located at the edge of the village.
- The A339 is a significant barrier to the provision of Green Infrastructure (GI) as it is a wide road corridor that severs access and habitats.
- The Fieldgate Centre provides a limited contribution to GI because of its current primary function as playing fields, although there are opportunities for improvements.

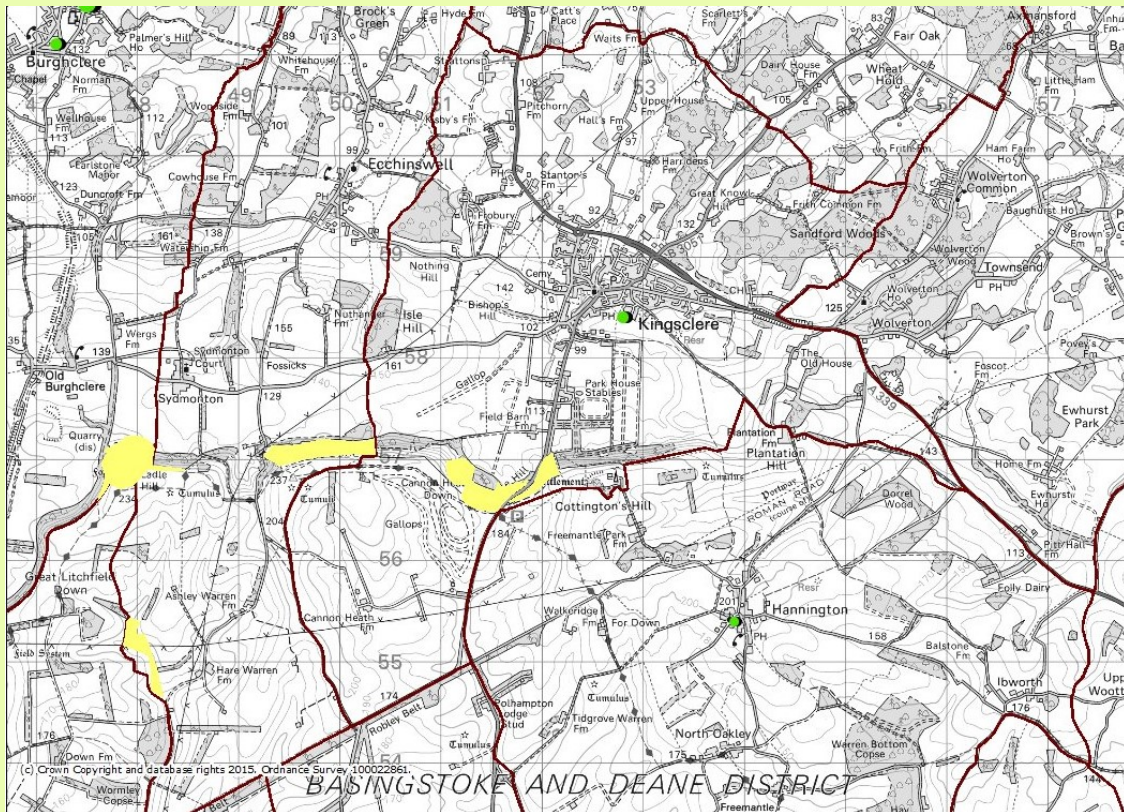
The Kingsclere Neighbourhood Plan team note that the report does not take into account public rights of way in its assessment, which provide a significant amenity resource in Kingsclere, both within the village and around the Parish. Walks along Hollowshot Lane and Rectory Lane, in particular, have no stiles or gates meaning that they are also used by some families with pushchairs and buggies, and by the less mobile.

Residents have not noted quality of life or poor provision of open spaces as being particular issues. There is no definition of park in the study, and the Recreation Ground does not seem to have been included as a park.

The areas listed as being Accessible Natural Greenspace are not managed for informal access or wildlife or amenity value, and are privately owned – although they are used informally in places for recreation. The noise of the A339 is prominent in this area. The A339 does present a barrier for some people between the village and public rights of way to the north of the road. There are no quiet picnic areas, local nature reserves or formal parks in the village itself.

Elsewhere in the Parish, there are areas of Access Land along Watership Down. These are areas of private land that can be accessed by the public without rights of way for walking, running, watching wildlife and climbing. White Hill on Watership Down is a particularly popular area of accessible natural countryside for residents and non-residents, a field popular for kite flying and picnics, together with a large car park run by Hampshire County Council, and access to the

Wayfarer's Walk long distance footpath. White Hill is a long walk or short drive away for most residents though.



Access Land in Kingsclere (in yellow) and Village Greens (green dot). Source: Magic.gov.uk

This map also shows that the Recreation Ground is already designated as a Village Green. None of the other open spaces mapped in Kingsclere are designated for open space value.

A new Local Green Space designation can be used to designate land within [Local Plans](#) or [Neighbourhood Plans](#). Neighbourhood Plans can designate Local Green Spaces by identifying them on a map. The designation can be used:

- where the green space is in reasonably close proximity to the community
- where the area is 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; and
- where the green area concerned is local in character and is not an extensive tract of land.

Play areas, sports facilities and allotments

There are four children's play areas in Kingsclere, marked in red on the map above. The play area on the recreation ground is managed by the Parish Council; the remaining three by Basingstoke and Deane.

Information from Kingsclere Parish Council and from discussions with local residents suggest that at least two of the play areas are in need of an upgrade. The recreation ground play area equipment needs replacing and the area resurfacing. The Longcroft Road play area by the allotments has equipment missing. The play parks also do not compare to current best practice examples elsewhere in and outside the county.

Sports facilities include rugby, football and cricket pitches at the Fieldgate centre, plus changing rooms; a tennis court and a bowls club. Just outside the village there is a private golf club at Sandford Springs.

There is one allotment site on Longcroft Road.

The village is relatively well-served in terms of amenities (though residents note the lack of a gym and public access to the school's swimming pool) so, rather than more sites or facilities, the focus for new development should therefore be on maintaining and improving current facilities for the benefit of both new and existing residents.

Public Rights of Way

There are 23 miles of public rights of way in the parish, and as noted above, they form a very important part of Kingsclere's amenity offer for residents and visitors. There is a network of rights of way through the village and they provide easy access to high quality countryside – particularly to the south and east of the village. The barrier of the A339, together with the lack of as many circular walks, makes the footpaths to the north of the A339 slightly less well-used. The impact of any development on public rights of way or amenity value will need to be considered in the plan-making process.

One of the sites being considered as part of the Neighbourhood Plan (KI02) has a public right of way running through it. NP6, KING005, and Porch Farm have public rights of way either adjacent or close to the sites, so impacts on views and amenity would need to be considered

Amenity, Sport and Green Infrastructure: Issues and Considerations for the Neighbourhood Plan

- Consultations with residents confirm that all of the amenities in the village are highly valued, as is access to the countryside and the quality of the environment in and around the village.
- Sites KING04, KI03, KI02, KING007, NP3, NP5 and NP8 are recorded as having amenity value.
- KI02 has a public right of way running through it
- NP6, KING005, and Porch Farm have public rights of way either adjacent or close to the sites
- The amenity value of these sites will need to be considered in the site selection process. Policies should also address the impact of any loss of existing amenity space (formal or informal).
- Developments that either broadened Kingsclere's range of open spaces, provided better access to green spaces, and improved the quality of sites and amenities should be supported.
- The designation of Local Green Spaces should be considered.
- When evaluating the sites, and in drafting policies the Kingsclere Neighbourhood Plan will need to be in conformity with Policy EM5 Green Infrastructure.

3.8 BUILT AND HISTORIC ENVIRONMENT

There is evidence for prehistoric habitation in and around Kingsclere from archaeological finds however the earliest documented record comes from King Alfred's will in 880AD. There is an entry in the Domesday Book in 1086 and the settlement formed part of an ancient property of the Crown.

The village of Kingsclere has always formed the nucleus of the parish, this was the place where the market was held and the main church situated. The development of the village is related to its position to the nearby market towns of Newbury, Whitchurch and Overton, plus the proximity of the River Enborne, which accounted for several mills in the village. The centre of Kingsclere retains its medieval street pattern with the main streets radiating away from the church and village square. The high quality of medieval buildings in the centre of the village is evidence of the prosperity of Kingsclere centuries ago. From the 18th century buildings developed on the periphery of the village and the 19th century saw a large growth with the development of Swan Street and George Street away from the village centre.

The Kingsclere Conservation Area was designated in 1969, by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village. The boundary was subsequently extended in 1981. Within the Conservation Area there are 65 listed buildings of which St. Mary's Church and 20 Swan Street are listed as Grade 2* (of local or regional interest). These buildings are principally of timber frame construction and/or brick, the majority of which date between 15th – 19th centuries. Within the Conservation Area there is one Area of High Archaeological Potential (an AHAP denotes an area where it is likely that archaeological remains will be found). This encompasses the core medieval settlement of the church, Swan Street, George Street and parts of the village to the west and north-west of the church. There is one Area of Archaeological Potential (an AAP encompasses post-medieval development where evidence may be found of the expansion of the village). This includes areas within the Conservation Area along the southern part of Swan Street and eastern part of George Street.

There are statutory controls relating to Conservation Areas and listed buildings. Basingstoke & Deane Borough Council must ensure that elements which form the particular character and appearance of the area are preserved or enhanced when considering planning applications.

Hampshire County Council was asked in 2014 to provide information on Kingsclere held in the Historic Environment Record. There are no scheduled ancient monuments in the search area, nor English Heritage Historic Parks and Gardens. There are also no Areas of Archaeological Potential.

The records indicate that there are 28 monuments, sites or find spots known for the Kingsclere area. Only one lies within the areas of search for housing:

Site: 54771 Findspot of Mesolithic axe, Gaily Mill
Mesolithic axe in stream at Gaily Mill in 2003 (Stray Finds - Non verified).
Source: phone call from local resident

Historic buildings are concentrated within the Conservation Area and outlying farmsteads. Whilst there are no listed buildings directly within any of the areas of search for housing, Gaily Mill and

associated barns and stables is on the HER as an unlisted historic building (3215, 3216, 3217). Porch Farm and associated buildings are also on the HER as Grade II listed buildings (3136 and 3137, with further barns listed as historic buildings (52846, 52847).

Records are also held on Elm Grove (51679): *Post 1810 park. C19 landscaped park; C20 housing development; fishpond retained.*

Historic Environment: Issues and Considerations for the Neighbourhood Plan

- Consultations with residents confirm that conserving and enhancing the historical character of the village is important.
- There are no designations on any of the sites being considered for housing. There is an unconfirmed find spot of a Mesolithic axe from the stream at Gaily Mill. Both Gaily Mill and Porch Farm are recorded as Historic Buildings, with Porch Farm a listed building.
- When drafting the Kingsclere Neighbourhood Plan, consideration will therefore be given to Policy EM11 of the emerging Local Plan – The Historic Environment

Sources of information

Basingstoke & Deane Conservation Area Appraisal Kingsclere

<http://www.basingstoke.gov.uk/content/page/33822/Conservation%20Area%20Appraisal%20for%20Kingsclere.pdf>

Kingsclere Heritage Association web site <https://kingsclereheritageassociation.wordpress.com/a-brief-history-of-kingsclere/>

The Kingsclere Conservation Area was designated in 1969, by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village. The boundary was subsequently extended in 1981.

Sources of information

English Heritage & Hampshire CC. Extensive urban survey – Hampshire and isle of Wight (Kingsclere) David Hopkins 2004

<http://www.basingstoke.gov.uk/content/page/33822/Conservation%20Area%20Appraisal%20for%20Kingsclere.pdf>