

Basingstoke and Deane Borough Local Plan Review

Local Plan Inquiry

Topic Paper 12 - Kingsclere

September 2004



*Basingstoke
and Deane*

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Executive Summary

- This topic paper provides justification for why omission sites at Kingsclere have not been allocated for housing development in the RDDLP and why further amendments to the village's SPB are considered to be inappropriate.
- This topic paper sets out the background to the growth of Kingsclere and describes the nature and character of settlements including the physical constraints of the surrounding area.
- Section 3 outlines the planning history of the settlement, and highlights the housing allocation that was made in the Local Plan.
- Section 4 details and provides justification for the amendments made to the SPB through the LPR.
- Section 6 outlines the constraints to development around the village, further explaining the LPA's decision not to allocate housing sites.

1. Status, Introduction and Purpose

- 1.1 This document is one of a series of Topic Papers prepared by the LPA in support of its evidence to the Local Plan Inquiry. The topic paper was approved for publication by the Head of Planning and Transport on 10 September 2004 and reflects the position at the time of going to print (September 2004).
- 1.2 The topic paper has been published to provide reference material to be referred to in both the LPA and Objector's proofs of evidence to the Inquiry. By cross referencing to this and other Topic Papers it is intended that the individual proofs of evidence prepared by the LPA and Objectors can avoid repetitious material.
- 1.3 This topic paper provides justification for why omission sites at Kingsclere have not been allocated for housing development in the RDDLP and why further amendments to the village's SPB are considered to be inappropriate. The omission sites are identified on Map 1.
- 1.4 Topic Paper 3 'Housing Provision and Land Availability' demonstrates that sufficient provision has been made in the RDDLP to meet the housing requirements of the Structure Plan up to 2011 and the estimated requirement post 2011. Topic Paper 4 'Housing Distribution Strategy' provides the LPA's reasoned justification in support of the housing distribution strategy proposed in the RDDLP. The site selection process is explained in more detail in Topic Paper 2 'Local Plan Allocations and the Site Selection Process'. Topic Paper 6 'Settlement Policy Boundaries' explains the LPA's general approach to the delineation of boundaries within which housing development on unidentified sites will normally be acceptable.

2. Description of Kingsclere

Location and character

- 2.1 Kingsclere is a historic village, located approximately 3 miles inside the Hampshire county boundary with Berkshire to the north, where the roads from Newbury, Basingstoke and Overton meet. It lies to the north west of Basingstoke Town, adjacent to the A339 (Newbury Road) which forms a bypass to the village. The village lies at the junction between the chalkland landscape to the south and clay landscape to the north, as identified in the Adopted Basingstoke and Deane Landscape Character Assessment, June 2001.
- 2.2 The A339 forms a hard northern boundary to the settlement with the only significant development to the north of the road being an employment site, known as Kingsclere Park. The village has grown up along the main roads, namely Basingstoke Road, Swan Street and Fox's Lane. The core of the village (George Street and Swan Street) has retained its historic street pattern (and a large number of listed buildings), with the principle streets radiating out from the focal point of the church and Old Market Square. This has resulted in narrow roads with buildings fronting directly onto the pavements.
- 2.3 The population of Kingsclere parish grew by approximately 50 between 1991-2001, reflecting the new development that took place in the village. Since 2001 the population has remained relatively stable at about 3,370 with 1,491 dwellings. HCCs Small Area Population Figures predict a very slow decline in population up to 2008.

Sustainability of the village

- 2.4 Paragraph 1.10 of the RDDLP lists the most appropriate locations for development in the Borough. Kingsclere is not included within the list of settlements considered to be suitable locations for large-scale housing allocations over the Plan period. The LPA does, however, recognise that a modest level of growth would be appropriate and consistent with the need to sustain local services and employment, subject to the availability of sites and the level of housing development required. This was recognised in the LPA's Accommodating Development Consultation Paper, July 2001 when Kingsclere was named as a second tier settlement that may be suitable for additional development on a smaller scale.
- 2.5 The sustainability of Kingsclere was addressed by the Local Plan Inspector at the last Local Plan Inquiry. He stated that 'given the scale of housing and facilities which already exist at Kingsclere I am satisfied that the allocation for a modest amount of land for housing would be appropriate and consistent with the need to sustain local services and employment' (paragraph D.12.5 of the Inspector's Report, March 1997).

- 2.6 The village is served by a range of services and facilities of a local nature, including a Post Office, bank, general grocery store, nursery /playgroup, library, and a doctors surgery. As such, its centre is designated as a 'local centre' in the RDDLP. More details are outlined in the LPA's 'Facilities in Settlements' document. The village also has a primary school, which lies in the centre of the village, while its closest secondary school lies in Burghclere, approximately 6.5km away. The Local Education Authority has confirmed that there is existing capacity at the primary school which will sufficiently accommodate the planned level of development for the village over the Plan period.
- 2.7 In terms of public transport, although the village does not possess a railway station, it does have the capability to be adequately served by buses due to its location adjacent to the A339. This is discussed further in section 6 of this Topic Paper.
- 2.8 With regards to local employment, in addition to that associated with the local services and facilities, Kingsclere Park lies immediately north of the village. The site was originally allocated through the Kingsclere District Plan, adopted in December 1982, and is a designated employment area in the RDDLP, within the Kingsclere SPB. This site has recently received planning permission to expand to include a further 0.9 ha of employment floorspace, making a total of approximately 6.5 ha. Within the settlement as a whole there are approximately 86 businesses, the majority of which are clustered around Swan Street, Newbury Road and George Street.
- 2.9 The overall quantity of open space and outdoor sports provision in Kingsclere is good, although there is a need to enhance access and facilities in a number of cases. Main areas of public open space include Garrett Close, the Fieldgate Centre, Cedar Drive open space, the Dell Recreation Ground, the Cricket Ground and East of Basingstoke Road. A number of smaller areas are also present. There is currently no neighbourhood park in the village, although there is the potential to develop existing sites to meet this need. Existing equipped play areas only provide for very local need and there is a need for neighbourhood provision. Provision for teenagers is poor and informal play space is particularly poor in a number of areas.

3. Planning History

Kingsclere Village and District Plans

- 3.1 Kingsclere is one of several rural settlements that expanded during the 1960s and 1970s as a consequence of a non-statutory township plan. The Kingsclere Village Plan was adopted in December 1971 and was replaced by the Kingsclere District Plan which was adopted in 1982. The latter document identified detailed proposals for the development and other use of land and set out policies and criteria for controlling development.

Basingstoke and Deane Borough Local Plan

- 3.2 Statutory village plans, including the Kingsclere District Plan, were superseded by the comprehensive Local Plan (2001-2011). The Local Plan defined a SPB for the settlement, within which suitable small-scale development such as infill could be permitted. The Plan also allocated one housing allocation to the east of the village. Policy H5 (i) allocated 4.0ha of land west of Garrett Close for approximately 60 dwellings. The site was finally developed for 48 units, which were completed by April 2002.
- 3.3 The Plan also defined a shopping frontage for Kingsclere, which under Policy SH21 permitted shopping development, including the change of use of existing buildings to shops, in Swan Street, George Street and the market place or their immediate vicinity. The Inset Map also highlighted areas of open space protected under Policy ORT1, the Kingsclere Conservation Area, an ASLQ to the north east of the village, and the AONB to the south. Kingsclere Park to the north of the village was protected under Policy EMP104 for B1 to B8 employment uses. These designations are discussed further below.

4. The Revised Deposit Draft Local Plan Review

- 4.1 The RDDLP's proposals for Kingsclere are shown on the Proposals Map Inset 30. These proposals, and policies applicable to them, are summarised below.

Amendments to the Settlement Policy Boundary

- 4.1 Kingsclere is a settlement listed in Review Plan Policy D7 where development and redevelopment proposals, for example in the form of infill or small-scale development, will be permitted within a SPB. This continues the approach adopted in the Local Plan. Through the review process the delineation of the boundary was revisited, as discussed in Topic Paper 6 'Settlement Policy Boundaries' and some revisions were made. A number of formal objections were received to the FDDL, relating to the proposed new boundary. A number of these referred to omission sites around Kingsclere which were put forward for development (illustrated on Map 1).
- 4.2 In addition to the objections regarding omission sites, a relatively large number of objections were received to the FDDL regarding the inclusion of land at Fox's Lane within the SPB. Topic Paper 6 sets out the LPA's reasoned justification in support of its approach towards the delineation of settlement policy boundaries. The Topic Paper explains that SPBs do not necessarily encompass the full extent of a settlement and should not therefore be described as 'village envelopes'. Their delineation relates more to the character of an area and their prime purpose is to define the extent of the area within which small-scale housing development on unidentified sites would be permissible.
- 4.3 Due to the number of objections received to the proposed change at Fox's Lane, LPA officers attended a public meeting in Kingsclere during March 2003 to discuss the issues involved. At the meeting, 240 attendees voted against the proposed boundary move, with no votes for. The objections were discussed at the Special Joint Meeting of the Community and Environment Overview Committee on the 10 July and, following a site visit when Members resolved that the land at Fox's Lane should be excluded from the SPB. Reasons for this included the impact of development on the character of the area, including the Conservation Area and the potential environmental/ ecological impact, specifically on the biodiversity of Gaileys Brook.

- 4.4 In light of the Member decision the SPB was moved back to be more in line with the boundary delineated in the Local Plan. This change has a reference number of RDM30.002. The opportunity was however taken, in the preparation of the RDDLP, to address a number of anomalies and bring the boundary in line with the common approach to SPBs as set out in Topic Paper 6. St Mary's Church and its grounds form an integral part of the village and have therefore now been included within the boundary. Similarly, buildings along Popes Hill were included due to their urban character. To the rear of properties along Fox's Lane, Gailey's Brook will form the western boundary of the village. Due to these changes the majority of the original objections were conditionally withdrawn and 20 supporting representations were received. A further 4 objections have been made to this change.

Other RDDLP provisions

- 4.5 The RDDLP outlines a retail hierarchy for the Borough, and lists Kingsclere as a local centre. A local centre boundary is delineated on the proposals map and policies EC9 and EC10 seek to ensure that the centre retains its present role. Kingsclere Park to the north west of the village is designated as an employment area and therefore Policies EC1 and EC2 apply. These policies have been formulated to only permit employment development and redevelopment and are discussed in more detail in Topic Paper 7 'Employment Provision and Land Availability'.
- 4.6 Policy E6 only permits development in the North Wessex Downs AONB, which lies to the south of the village, if it does not adversely affect its natural beauty, landscape quality or character. Within the defined Kingsclere Conservation Area, Policy E3 of the RDDLP only permits proposals which preserve or enhance the special character and appearance of the area. Policy C8 protects existing areas of open space from development unless replacement or improved facilities will be provided, there is no longer a need for the open space, or the proposed development will be of sufficient benefit to the community to outweigh the detriment caused by the loss.

5. Provision for Housing Development within Kingsclere

Growth of Kingsclere

- 5.1 The following table sets out the level of housing development that has taken place in Kingsclere over the adopted plan period and since 2001.

Net Completions in Kingsclere 1991-2001	Large sites – 74 Small sites – 19 TOTAL - 93
Net Completions in Kingsclere 2001-2004	Large sites - 4 Small sites – 8 TOTAL -12

Source: HCC's Annual Housing Land Supply in Hampshire: Monitoring Information documents

Housing need

- 5.2 A housing need survey was commissioned by Basingstoke and Deane Borough Council in August 2002 from Community Action Hampshire in order to assess the varying degree of unmet housing need in rural parishes. This concluded that in Kingsclere there is a total need of 101 households made up of 50 single persons, 39 couples, 7 couples with children and 5 single parent families. 27% of these, however, did not mind if they left the parish area, and their need does not necessarily have to be met within the village.
- 5.3 The following table shows the actual number of people registered with Basingstoke and Deane Borough Council for assistance with housing, split into those deemed to have a need and those deemed not to have a need. The majority of those in need in Kingsclere are single persons closely followed by couples, families with 2 or 3 children, the elderly and families with one child.

Housing need in the settlement of Kingsclere

	Elderly	Warden Scheme	Single	Couples	Other	Fam + 1	Fam + 2	Fam + 3	Fam + 4+	Total
Non Need	5		6	1						12
Need	8	3	16	13		6	9	9	2	66
Total	13	3	22	14	0	6	9	9	2	78

Source: Basingstoke and Deane Borough Council, Housing Needs Register. All data refers to the Settlement only. Non Need refers to those on the Housing Needs Register who are deemed by Basingstoke and Deane Borough Council not to have a need. All data includes transfers, transfers refer to those already housed who would like to transfer to other accommodation within the settlement or transfer into the settlement concerned.

Land Supply and RDDLP Provision

- 5.4 In terms of the suitability of Kingsclere to accommodate development, as outlined in section 2, the village is considered to be a relatively sustainable location for

appropriate development, such that it will assist in supporting local services and employment. However, as has been demonstrated in Topic Paper 3 'Housing Provision and Land Availability', adequate provision has been made within the Borough, particularly Basingstoke Town, to meet the housing requirement of the Structure Plan up to 2011 and the estimated additional requirement of 4,400 units up to 2016. There is, therefore, no reason, in land supply terms, for an additional Greenfield allocation to be made at Kingsclere over the Plan period. If, however, as set out in Topic Paper 4 'Housing Distribution Strategy' and Topic Paper 3 'Housing Provision and Land Availability' the Regional Spatial Strategy for the South East requires a higher rate of future development in the Borough, then this position will be monitored and reconsidered through the preparation of a future Local Development Framework as necessary.

- 5.5 The expansion of the village beyond its present boundaries is severely restricted by a number of constraints, as discussed further in section 6. Summaries setting out the reasons why sites were not considered suitable for development is attached as Appendix 3. This summary document was reported to Cabinet on 2 September 2003.
- 5.6 In light of the constraints that exist to the extension of the village beyond its present boundaries, it is considered that future development to help sustain local services and contribute towards meeting housing need would be most suitably accommodated within the SPB and on rural exception sites. Such an approach supports the aim of the LPA's Housing Strategy and Objective 3 of the RDDLP to maximise the development of brownfield land and minimise greenfield development.
- 5.7 Kingsclere has an SPB within which suitable development and redevelopment proposals will be permitted. The RDDLP aims to maximise development on previously developed land, while minimising the need for greenfield allocations. Over the last plan period 49 units were built within the Settlement Policy Boundary (excluding the Garrett Close allocation), 19 being on small sites (accommodating less than 10 units). A further 8 units were built on small sites between 2001-2004.
- 5.8 Although no large sites within the Kingsclere SPB have been identified as having development potential up to 2011, Topic Paper 3 confirms that some 560 dwellings are anticipated across the Borough on as yet unidentified brownfield sites in the period 2011-2016. Some of these dwellings could be within Kingsclere.

- 5.9 In addition to large identified sites it is also considered that the recent level of small site development outlined above will continue in the future due to the increased emphasis given by national and local planning guidance to development on brownfield sites within built up areas. There are a number of small sites within the village which could accommodate development over the plan period. It is considered that this could equate to approximately 24 units on such sites, at a continuing rate of 2 units per annum. This approach is in line with guidance published by GOSE and SEERA 'Assessing Urban housing Potential: a Good Practice Guide' which supports the use of past trends, preferable ten years, to predict future completion rates on small sites.
- 5.10 In addition, the RDDLP contains an exception policy (D10) which allows for affordable housing development outside or adjoining an SPB which meets a genuine local need. Kingsclere has been identified as a settlement where a rural exceptions site could exceed 0.8 hectares. The Housing Action Plan (2004-2007) set out within the Borough Council's Housing Strategy has an initiative within it to provide one new rural development per year under the terms of the housing strategy. The LPA is aware that Kingsclere Parish Council, in conjunction with the rural housing enabler, is seeking to locate a site for affordable housing, to meet local needs. In this respect, the LPA has been involved in providing comments to a local housing association with regard to the appropriateness of sites in Kingsclere.
- 5.11 The following section turns to the constraints to development around Kingsclere which provide additional weight to the LPA's decision not to allocate further greenfield sites.

6. Constraints to Development

- 6.1 Map 3 identifies the principal factors which constrain further development at Kingsclere. This section outlines general principles applying to the settlement as a whole and these will be expanded upon, where relevant, in the specific site proofs.

Accessibility and transport factors

- 6.2 Kingsclere is served by an hourly service on the combined 32/32A routes between Basingstoke and Newbury. The services alternate their routes near Basingstoke with the 32A visiting North Hants Hospital on a two hourly interval. The combined services to Newbury hospital, train and bus stations maintain the hourly pattern. There are no services on Sundays and Bank holidays and the last buses finish at around 1900 hrs daily.
- 6.3 Buses on the 32/32A run through the centre of village following the B3051 from the A339 Kingsclere by-pass from Basingstoke, through George St to the main square and stopping point, and back out to the A339 via Fox's Lane and Newbury Rd to the Industrial Park roundabout, effectively passing through much of the heart of the village.
- 6.4 Additional services link into Kingsclere. The 123/124 school services link through the outlying villages to the north and west and into Newbury once each school day, in each direction, and a Thursday only market day service 120 passes through from Whitchurch and Overton, again into Newbury.
- 6.5 In 2003 a 'Cango' bus service (a bookable demand responsive service) was introduced, which links Kingsclere with the village communities of Sydmonton, Ecchinswell, Burchclere and Whitway, improving accessibility for rural residents with a door to door bus route, to the Kingsclere facilities.
- 6.6 With the main road traffic by-passing on the A339, the village roads are comparatively quiet, being mostly local traffic. Some peak hour commuting does pass through along the B3051 Aldermaston to Whitchurch road, but not in significant volumes. Parking controls operate along roads around the centre, but not in the car park.

Landscape and Nature Conservation

- 6.7 The village 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 ecology and creates a diverse setting to the settlement. The settlement generally blends in well to the surrounding rural landscape, with trees fragmenting its built-up appearance. Further details on the landscape character of Kingsclere are outlined on pages 116-120 of the Adopted Basingstoke and Deane Landscape Character Assessment, June 2001.

- 6.8 Kingsclere is bounded to the north by the definite linear edge of the A339. Apart from Kingsclere Park, development does not generally encroach further north into the surrounding countryside. The edges of the road are bordered with mature hedgerow and tree planting further reducing the visual impact of the settlement on the wider landscape. This soft edge is reinforced by an important additional visual buffer, a narrow strip of land to the immediate south of the A339, which contains mainly grassland with trees.
- 6.9 Further north and to the northeast, the land initially rises steeply to a golf course, which is well vegetated, and integrates well in to the wider landscape beyond. This is mainly agricultural and generally enclosed, with a pattern of small-scale fields sitting between larger wooded areas, a number of which are designated as 'Sites of Importance for Nature Conservation' (SINCs). To the northwest, the landscape is less wooded, having a more open and medium scale landscape character.
- 6.10 The west of Kingsclere has a softer, more vegetated edge with mature tree cover and hedgerows generally evident along the settlement boundaries, limiting views of the village, and to the north of Ecchinswell Road, there is a SINC at Frobury Park Copse. A cemetery, public open space and playing field at the edges of the built environment are valuable in their contribution to this softer margin. Access routes in to Kingsclere from the west provide a gradual transition from open countryside to the urban environment, with outlying buildings appearing along the roads indicating the village, a valuable characteristic which should be protected.
- 6.11 To the south and south west of the settlement the landscape is included within the North Wessex Downs AONB, and this is a distinct and important setting for the village which must be preserved and enhanced. The landscape character is larger scale, undulating and more open, being made up of broad scale arable fields and pasture. To the west of the village, part of Isle Copse is designated a SINC. Further south, a prominent scarp runs in an east-west direction, and part of this landform is designated as a SINC. Wide-open views from the down-land scarp back across this landscape as well as to the settlement are valuable and must not be degraded. The existing built form along the southern edge of the settlement is generally well screened by vegetation, and this softens its appearance. Those views of the built form evident from the south assist in providing a gentle transition from the open countryside to the harder village form.
- 6.12 Land Use Consultants surveyed the buffer strip that lies between the village and the A339 for ecological value on the instruction of the LPA. They concluded that part of the strip possesses county (high) ecological and nature conservation value and its loss or damage to development would be considered to be contrary to RDDLP Policy E7 (loss of deterioration of a key habitat type). Also, the site's entire grassland resource could be relatively easily restored to national (priority BAP habitat) value by adopting an appropriate land management regime. Their detailed findings are discussed further in the specific site proofs.

Settlement Character and the Conservation Area

- 6.13 The development of the settlement is fundamentally linked to its position at the convergence of several roads that link the larger market towns of Newbury, Whitchurch and Overton, together with the proximity of the River Enborne and its position in relation to the surrounding agricultural area. Consequently, the market formed the focus of the village from early times, with mills and associated industries along the river course, and with farms within the village environs.
- 6.14 The core of the village has retained its historic street pattern, with the principal streets radiating out from the central focus of the church and the square. Historically, development appears to have been concentrated along the north section of Swan Street and the western part of George Street which have continuously built frontages. The 19th century saw a large increase in the size of Kingsclere, with the development of both Swan Street and George Street beyond the medieval core of the village centre. The built form today therefore has a more dispersed, but distinctive character to that of the compact form of the main roads with a tight knit core of buildings radiating out from a central area.
- 6.15 Substantial 20th century development has spread beyond the compact core, especially to the east (along the Basingstoke Road) and the north. 1930s and later linear development have taken place along the Newbury Road, the Basingstoke Road and the upper part of Fox's Lane. Post-war residential development, in the form of cul-de-sacs and housing estates, has taken place to the north, east and south of the settlement.
- 6.16 Basingstoke and Deane Borough Council first designated the Kingsclere Conservation Area in 1969 in recognition of the village's special architectural and historic interest. The boundary (which is shown on map 2) was subsequently extended in 1981. An appraisal of the Conservation Area took place in 1999 and has since been adopted as Supplementary Planning Guidance.
- 6.17 There are 65 listed buildings within the Kingsclere Conservation Area. The Church of St. Mary and No 20 Swan Street are Grade II* listed, the remainder are all Grade II listed. The majority of these date from the 16th to 19th centuries with some earlier structures along the northern end of Swan Street and the easterly end of Newbury Street. These listed buildings are often located at key visual points within the streetscene and make a significant contribution to the special qualities of the Conservation Area. The churchyard is an important central open space and the church is a prominent landmark.

Services and Infrastructure

- 6.18 Southern Water supply water to Kingsclere. In general terms, Southern Water have commented that where sites of more than 20 dwellings are to be built, it would be necessary to improve or re-enforce the water supply infrastructure. This would require off-site contributions from developers.
- 6.19 Thames Water provides the drainage of water from Kingsclere to the sewerage treatment works in Chineham. Thames Water have indicated in their representations to the RDDLP that new development as set out in the Local Plan will place pressure on the existing sewerage treatment works, which is already reaching capacity in terms of its ability to treat the increasing load. A policy for inclusion in the LPR has been agreed with Thames Water and the Environment Agency to deal with this concern.

7. **Conclusion**

- 7.1 In conclusion, and as set out in section 5 of this topic paper, there is no requirement in terms of housing land supply for a specific housing allocation to be made at Kingsclere. In light of the constraints that exist to the extension of the village beyond its present boundaries, it is considered that future development to help sustain local services and contribute towards meeting local housing need would be most suitably accommodated within the SPB and on rural exception sites. In this respect, the LPA will continue to work with the Parish Council and the rural housing enabler to identify a suitable site.

**Basingstoke and Deane Local Plan
(1996-2016)
Local Plan Inquiry - November 2004**

Map Showing Omission Sites
at Kingsclere



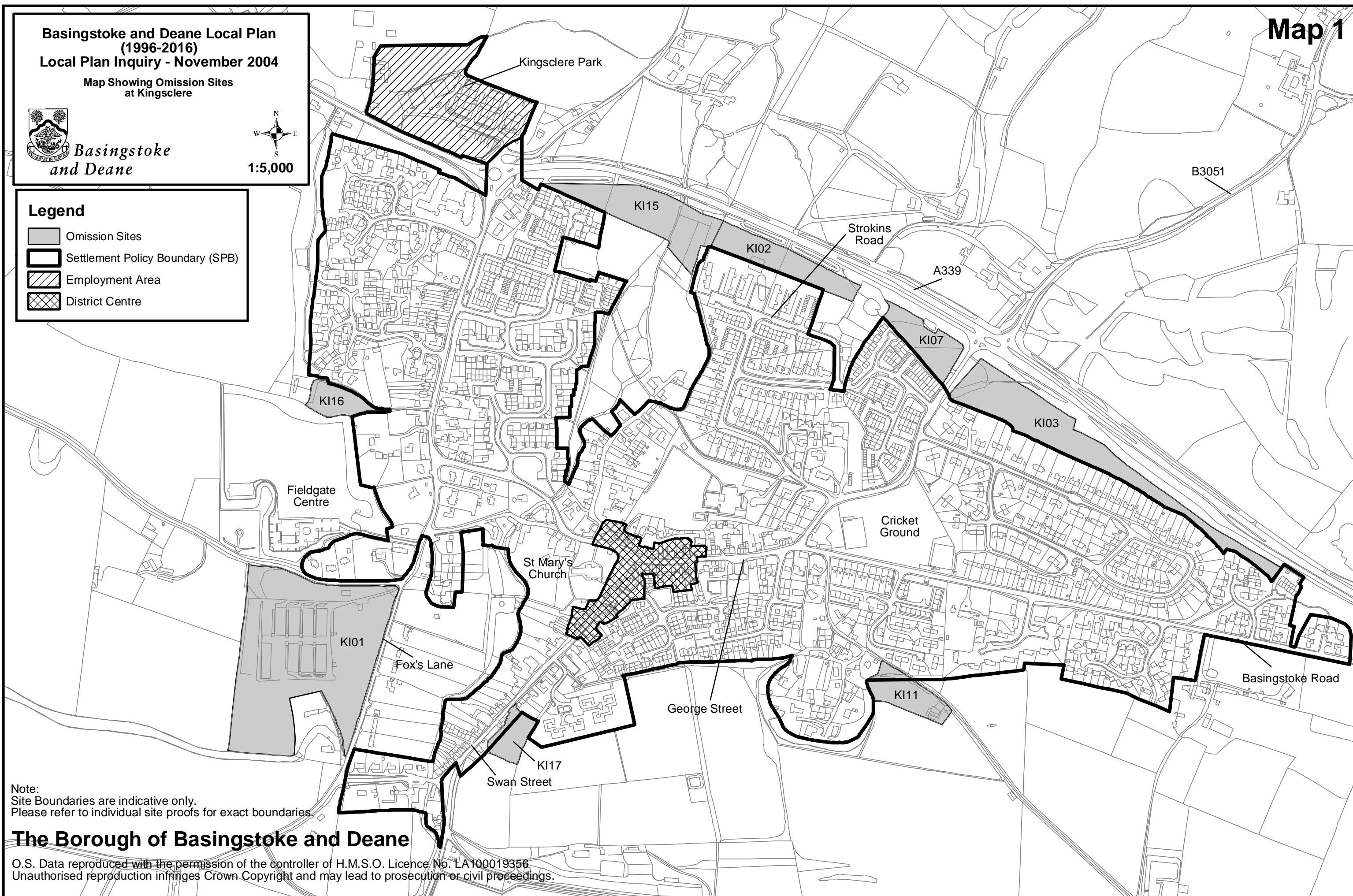
**Basingstoke
and Deane**



Legend

-  Omission Sites
-  Settlement Policy Boundary (SPB)
-  Employment Area
-  District Centre

Map 1



Note:
Site Boundaries are indicative only.
Please refer to individual site proofs for exact boundaries.

The Borough of Basingstoke and Deane

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**Basingstoke and Deane Local Plan
(1996-2016)**

Local Plan Inquiry - November 2004

Principal Constraints to Development at Kingsclere



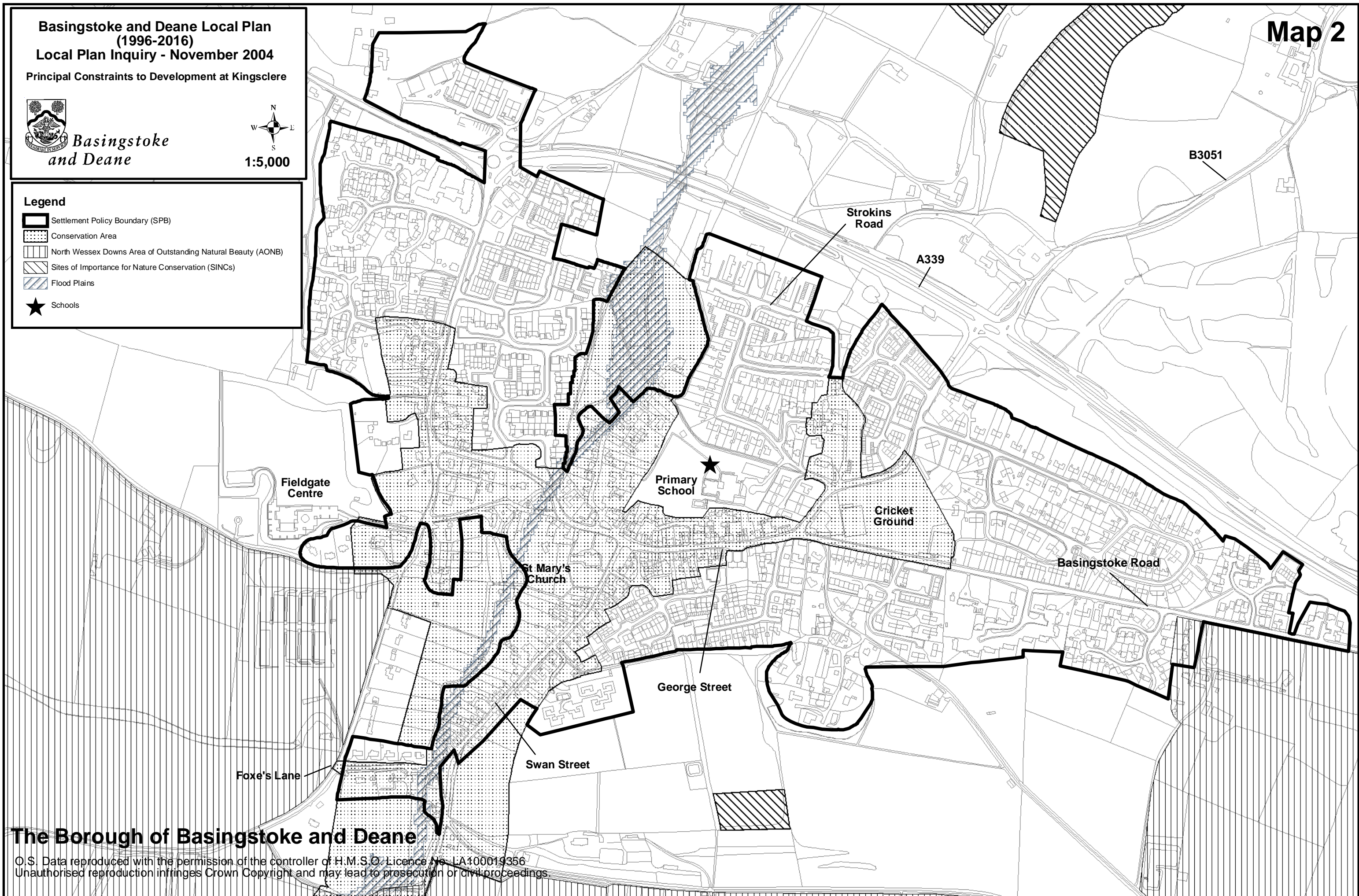
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Legend

- Settlement Policy Boundary (SPB)
- Conservation Area
- North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- Sites of Importance for Nature Conservation (SINCs)
- Flood Plains
- Schools

Map 2



The Borough of Basingstoke and Deane

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Appendix 3: Extract from Cabinet Report (23 September 2003)

Kingsclere

In terms of the strategic site selection criteria, Kingsclere is considered to be a relatively sustainable location for development and has been cited as such in the housing strategy for the Local Plan Review. Therefore sites promoted around the village meet a number of the strategic site selection criteria, also offering the potential to support existing facilities in the area. Sites were therefore subject to a more detailed assessment, the outcomes of which are outlined below. Overall it was concluded that for a combination of reasons none of the promoted sites were deemed as suitable locations for development. However, it is considered that there is potential for additional development to take place within the boundaries of the village on brownfield land.

KI01 – Fox’s Farm – Obj/746/2/F

Site Description

Fox’s Farm is a former poultry farm consisting of a number of unused agricultural buildings outside of the Settlement Policy Boundary, to the west of Kingsclere. The site covers approximately 4.8 hectares and is within the AONB.

Summary of Site’s Potential for Development

The site was promoted through the last Local Plan inquiry when the Inspector commented that it would be unacceptably harmful to the character of the Conservation area if this open area, which forms an important constituent of its character, were to be included within the SPB. It is likely that residential development on the site would be located closer to Fox’ Lane than the existing poultry sheds and this would dominate and suburbanise the view from Fox’s Lane. Also, the site is clearly outside the settlement and in the open countryside. Any development on the south west of the site would be clearly visible from the AONB and other important locations in the village and therefore development of the site would result in an unacceptably prominent extension to the built up area of the village. Therefore it was concluded that development on this site would permanently alter the rural character of the setting of the village and permanently damage the natural beauty of the AONB. These comments remain valid today. Although there have been discussions with the promoter over the definition of whether the site is Brownfield or Greenfield, and the Council considers it not to be brownfield, it is considered that the impact of development on the character of the area and the AONB would outweigh this argument in any case.

Changes Proposed: None

KI02 – Land north of Strokings Road – Obj720/2/F

Site Description

The site consists of 0.7 hectares of Greenfield land on the northern edge of Kingsclere, south of the A339, outside of the Settlement Policy Boundary. The site is generally enclosed by mature vegetation and is characterised by a combination of tree cover and openness due to its topography.

Summary of Site's Potential for Development

Due to the rural nature of land to the north of the A339, this area has been drawn outside the revised SPB. Therefore it is considered to lie in the open countryside. Development on this site would also constitute urban sprawl along the A339, rather than forming part of the village of Kingsclere. Furthermore, the site forms part of an important buffer which runs between the village and the A339, in terms of both visual amenity and noise. Only glimpsed views of the village can be gained from the bypass and therefore the sites provide an important rural setting for both the village and the road itself. These views were also expressed by the Local Plan Inspector and by a previous appeal Inspector who concluded that the buffer clearly formed a part of the open countryside and its development would unacceptably urbanise the edge of the village. Therefore it is considered that this site should not be allocated in the Local Plan or included within the SPB.

Changes Proposed: None

KI03 – Land North of Coppice Road – Obj/720/2/F

Site Description

This Greenfield site of approximately 1.8 hectares lies between the existing SPB and the A339. The site is generally enclosed by a combination of tree cover and openness due to its topography.

Summary of Site's Potential for Development

Due to the rural nature of land to the north of the A339, this area has been drawn outside of the revised SPB. Therefore it is considered to lie in the open countryside. Development on this site would also constitute urban sprawl along the A339, rather than forming part of the village of Kingsclere. Furthermore, the site forms part of an important buffer which runs between the village and the A339, in terms of both visual amenity and noise. Only glimpsed views of the village can be gained from the bypass and therefore the site provides an important rural setting for both the village and the road itself. These views were also expressed by the Local Plan Inspector and by a previous appeal Inspector who concluded that the buffer clearly formed a part of the open countryside and its development would unacceptably urbanise the edge of the village. Therefore it is considered that the site should not be allocated in the Local Plan or included within the SPB.

Changes Proposed: None

KI07 – Land north of Fawconer Road – Obj/780/23/F

Site Description

The site consists of 0.6 hectares of Greenfield land on the northern edge of Kingsclere, south of the A339, outside of the Settlement Policy Boundary. The site is generally enclosed by mature vegetation and is characterised by a combination of tree cover and openness due to its topography.

Summary of Site's Potential for Development

Due to the rural nature of land to the north of the A339, this area has been drawn outside the revised SPB. Therefore it is considered to lie in the open countryside. Development on this site would also constitute urban sprawl along the A339, rather than forming part of the village of Kingsclere. Furthermore, the site forms part of an important buffer which runs between the village and the A339, in terms of both visual amenity and noise. Only glimpsed views of the village can be gained from the bypass and therefore the sites provide an important rural setting for both the village and the road itself. These views were also expressed by the Local Plan Inspector and by a previous appeal Inspector who concluded that the buffer clearly formed a part of the open countryside and its development would unacceptably urbanise the edge of the village. Therefore it is considered that this site should not be allocated in the Local Plan or included within the SPB.

Changes Proposed: None

KI11 – Land south of the Dell – Obj/696/1/F

Site Description

The site consists of 0.4 hectares of Greenfield land, including a redundant pig farm, a number of mature trees enclosed by hedgerows. The site is largely outside of the Settlement Policy Boundary, although the northern corner is within the SPB.

Summary of Site's Potential for Development

This greenfield site forms part of the general undulating landscape to the south of Kingsclere. Its development would result in an encroachment of the village into the open countryside, and partly towards the AONB, and push the limits of the village southwards. This encroachment of the village into the open countryside would be contrary to PPG3 and the development strategy of the Local Plan. The site also does not relate particularly well to the existing pattern of development in the village, being poorly related to the village centre.

Changes Proposed: None

KI15 – Land adjacent to Swan Street – Obj/698/1/F

Site Description

This Greenfield site of approximately 0.4 hectares lies between the existing SPB and the A339. The site consists of an open grass field with some trees along its southern boundary.

Summary of Site's Potential for Development

Due to the rural nature of land to the north of the A339, this area has been drawn outside of the revised SPB. Therefore it is considered to lie in the open countryside. Development on this site would also constitute urban sprawl along the A339, rather than forming part of the village of Kingsclere. Furthermore, the site forms part of an important buffer which runs between the village and the A339, in terms of both visual amenity and noise. Only glimpsed views of the village can be gained from the bypass and therefore the site

provides an important rural setting for both the village and the road itself. These views were also expressed by the Local Plan Inspector and by a previous appeal Inspector who concluded that the buffer clearly formed a part of the open countryside and its development would unacceptably urbanise the edge of the village. Therefore it is considered that the site should not be allocated in the Local Plan or included within the SPB.

Changes Proposed: None

KI16 - Land south of Frogs Hole - Obj/780/12/F
Site Description

The objection site comprises of an area of open space which is significantly vegetated. The trees to the south of the site have a TPO placed on them.

Summary of Site's Potential for Development

The site was previously designated as open space to serve the Garrett Close development. Although the provision in the area exceeds minimum standards in overall terms, there remains a deficiency in functional open space, particularly for kickabout. The area to the west only provides for equipped play and amenity open space/naturalistic open space. For this reason, it is considered that the private open space south of Frogs Hole should be retained for that purpose. In addition to the open space issue, the site is essentially rural in character and therefore should remain outside the boundary due to this factor alone. The purpose of an SPB is to distinguish between areas which have the essential character of the countryside, where additional development would erode an established open quality, and a built up area where it would simply reinforce its already urban aspect. Development on the site would also lead to the loss of a greenfield site which would be contrary to Government guidance as outlined in PPG3 and PPG7.

Change Proposed: None

KI17 - Land at 41 Swan Street - Obj/828/4/F

Site Description

The objection site comprises of the undeveloped rear curtilage of no 41 Swan Street. It is primarily covered in scrub and has a mature tree boundary. The site lies within the Kingsclere Conservation Area and the properties to the north and west of the site are listed buildings.

Summary of Site's Potential for Development

The site was promoted through the initial stages of the Local Plan Review (Ref. KI14) when it was considered that the site should remain outside the SPB. Reasons included the site's rural character and the potential loss of a number of trees which are highlighted as having townscape significance in the conservation area appraisal. In landscape terms there are a number of significant gaps between the properties along this part of Swan Street where vegetation extends down towards the road. This forms an important part of

the area's character and its visual amenity. This is compounded by the fact that the site is steep and faces towards the road, making it inherently more visible. Also, due to the steepness of the slope, any development would require significant cutting and filling which may reduce the effectiveness of any structural landscaping that could be put in, while any highways access in this location would have a severe impact on the character of Swan Street. The vegetation on the site also forms part of the visual horizon and therefore development would again negatively affect the visual and landscape character of the area.

Change Proposed: None

Other Site Specific Objections:

Objectors 526, 528, 529, 696, 698, 780, 828, 1102, 1103, 1105, 1521, 1522, 1524, 1525, 1526 and 1528 object to the inclusion of land at **Fox's Lane** within the SPB (additional objections were received outside the formal consultation period). Objections are on the basis of pressure on an already inadequate local road network, potential damage to the character of the Conservation Area, potential environmental/ ecological impact, specifically on the biodiversity of Gaileys Brook and underground watercourses, the need to retain the area's rural aspect, conflict with some of the objectives and policies of the Plan, local services are already overstretched, will result in high density housing, public access to Gailey's Brook could be affected, and concern that there will be a poor standard of design.

These issues were discussed at the Special Joint Meeting of the Community and Environment Overview Committees on both the 10 July and, following a site visit, the 23 July. Members resolved that the land at Fox's Lane, Kingsclere should be excluded from the Settlement Policy Boundary. In light of this decision it is recommended that the Settlement Policy Boundary be moved back to be more in line with the boundary delineated in the Adopted Borough Local Plan (1991-2001). However, a number of anomalies should be addressed in order to bring the boundary in line with the common approach used in reviewing boundaries across the Borough. St Marys Church and its grounds form an integral part of the village and should therefore be included within the boundary. Similarly, buildings along Popes Hill should be included due to their urban character (previously some buildings were included while others were not). To the rear of properties along Fox's Lane, Gailey's Brook will form the western boundary of the village. The recommended amended boundary is illustrated on the attached map.

Change proposed: To exclude the area to the west of Fox's Lane from the Settlement Policy Boundary