

# **Kingsclere Neighbourhood Plan policies**

**DRAFT**  
**06.10.15**

# 1. New development



## **BACKGROUND & JUSTIFICATION**

Kingsclere has been allocated 50 new homes within Basingstoke and Deane's Local Plan. Developments within the village need to be above 10 homes in size to contribute to this

allocation, although this section also covers policies for infill sites which might arise in the village. The relatively small size of the village and its desirable location means that all homes sell well in Kingsclere, but issues such as affordable housing and meeting the needs of an ageing population need to be addressed through this plan.

### **Key Issues for the village**

- Ensuring development is appropriate to the character of the village and the Village Design Statement (see section 3)
- Residents would prefer smaller developments rather than large housing estates
- Addressing the needs of an ageing population
- The price of homes both in the rental market and houses for sale, and the need for affordable homes

## **POLICIES**

### ***Presumption in favour of sustainable development***

*The Parish Council will support proposals that accord with the policies in this Neighbourhood Plan (and, where relevant, with policies in the Basingstoke & Deane Core Strategy).*

*When commenting on development proposals the Parish Council will take a positive approach that reflects the presumption in favour of sustainable development contained*

*in the National Planning Policy Framework. The Parish Council will work proactively with applicants to find joint solutions which mean that proposals can be supported wherever possible and to secure development that improves the economic, social and environmental sustainability of the area.*

### ***Infill sites***

*Proposals to develop small infill/windfall sites for affordable homes for local people or for good quality private residential development will be supported where they:*

- 1) Have a scale and form which would be complementary to surrounding properties and would not result in loss of amenity to existing residents;*
- 2) Complies with the design policies set out in the Neighbourhood Plan;*
- 3) Would include provision of off street parking, access and storage of waste.*

### ***Mix of Housing Types***

*On developments of more than 5 dwellings, a mix of dwelling types and sizes to meet the needs of current and future households will be sought. Both affordable and private homes built within the development should be a mix of sizes and types. Large areas of uniform type and size will not be acceptable.*

### ***Housing densities***

*The maintenance of local character has a higher significance than achieving a minimum housing density figure. The appropriate density for a housing site should result in a development that is in character with the local surrounding area. A starting point for new development on sites over 1 hectare of developable land should, however, seek to comply with the policy objectives identified in Chapter 6 of the Basingstoke & Deane Local Plan Submission Draft dated October 2014, unless compelling reasons are given which demonstrate otherwise.*

### ***Affordable Housing***

*To meet identified needs within the community, all proposals for new housing should contribute to or provide affordable housing as required by Policy CN1 of the Basingstoke & Deane Local Plan Submission Draft dated October 2014. Affordable homes should be well integrated with market housing. The type and size of affordable homes should be mixed and meet the specific needs identified for Kingsclere.*

*Proposals for affordable housing will be permitted, subject to the following criteria:*

- The proposals would contribute to meeting the affordable housing needs of the community in terms of types and sizes of dwelling, levels of affordability, and mix of tenures;*

- *The dwellings would be occupied by local persons in housing need; and,*
- *For owner occupied properties, all new homes built in Kingsclere will meet or exceed the national spaces standards as set out in the government's Technical housing standards – nationally described space standard paper or any subsequent revisions thereafter".*

#### ***Allocation of rented and shared ownership affordable housing***

*At least 40% of affordable housing within Kingsclere shall be allocated based on a local connection, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be the first to be offered the tenancy or shared ownership of the dwelling. A strong local connection means an applicant who:*

- i) Is ordinarily resident in the Parish; or*
- ii) Is not ordinarily resident in the Parish, but:*
  - a) Has family connections in the Parish; or*
  - b) Has had periods of ordinary residence in the Parish;**or*
  - c) Through their work provides important services to the Parish and who needs to live closer to the community or has employment or the offer of employment within the Parish."*

# 2.Design

## **BACKGROUND & JUSTIFICATION**

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 Bypass to the north and by the public open spaces of the Fieldgate Centre and Long Meadow Open Space to the west.

Any future development should respect these natural limits. Any development approaching the southern ridge will impact on the AONB.

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 growing number of designated walks, cycle ways and bridleways 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 checkered 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, work particularly well and, now that their planting has matured, are sympathetic to the rural setting having softened into the landscape.

### **Key Issues for the village**

- Ensuring development is appropriate to the character of the village

## **POLICIES**

### ***Good Quality Design***

*All new development must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment.*

*Good design means:*

- *achieving high quality design that respects the scale and character of existing and surrounding buildings;*
- *reflecting both the size and scale of existing buildings and their position within the building plot*
- *ridge lines should not be raised above those generally found in the immediate locality;*
- *respecting established building set back and arrangements of front gardens, walls, railings or hedges;*
- *Incorporating plot boundaries of natural features (weathered brick and hedging rather than timber fencing).*
- *ensuring proposals relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street;*
- *using good quality materials that complement the existing palette of materials used within the village;*

- continuing the tradition of incorporating interesting and sympathetic details in new development;
- taking opportunities to retain and reinstate architectural features;
- adopting the principles of sustainable urban drainage;
- meeting the requirements of 'Secure by Design' to minimise the likelihood and fear of crime;
- innovation to achieve low carbon sustainable design.

Good quality design should provide sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape. Planning permission will not be supported for development of poor design that fails to take the opportunities available for improving local character and quality of an area and the way it functions.

### **External Lighting**

External lighting on individual residential properties should be limited to the minimum required for security and working purposes and should minimise pollution from glow and spillage.

Floodlighting installations for commercial buildings, sports facilities and other purposes should minimise pollution from flow and spillage and times of use should be controlled

### **Housing for Older People**

Housing units of ten units or more should address the local need for older persons' housing. This can occur through the provision of bungalows or other suitable housing types restricted to occupancy for those local households where one person is over the state retirement age. Where viability of the proposal permits, the Parish Council may seek affordable housing in addition to housing for older people.

# 3. Landscape Character & Trees

## **BACKGROUND & JUSTIFICATION**

The rural, green and leafy nature of Kingsclere is in part due to the number of mature trees present within the village. The most prominent examples of this are in the village centre in the churchyard and village green. However, those retained or planted within housing estates and private gardens are also vital to the character and aesthetic of the village. Numerous tree preservation orders are present within the village (map from B&D reference to evidence base). Many trees are also present within the conservation area, meaning owners have to give written notice to the planning authority of any proposed work at least six weeks before the work starts, conferring some protection as well.

The main species of trees that define our area are beech, cedar, field maple, sycamore, ash, and limes. Kingsclere also

contains a number of oaks some of which are very mature and alder woodland at Strokens farm.

Trees are a key part of the village's green infrastructure. They have a significant environmental impact, including climate change mitigation by absorbing carbon dioxide; lowering air temperature by evaporating water from their leaves and providing shade, habitat and a biodiversity value.

The village benefits both aesthetically and environmentally from these trees, particularly those that are very mature. It is fundamental that these trees are protected as these can be the most difficult to maintain, and replace if lost.

Steady loss of trees in small numbers could be just as devastating to our community and its wildlife as large scale loss. While the individual impact of losing a few trees may not be too serious, collectively it can become significant both socially and ecologically.

## **POLICIES**



### ***Reinforcing Kingsclere's Local Character***

*New development should respect the character and quality of the countryside, as described in the Borough Rural Landscape Assessment, so that the function as a resource for informal, quiet recreation can continue. Future development should respect the character and natural limits of the village.*

*Neither new development nor extensions to existing properties should detrimentally affect existing publicly accessible views into or out of the settlement or harm views from local rights of way. Potential impacts of development on distant views (e.g. prominent roofs on the skyline, isolated buildings within fields, large windows which reflect the light) should be avoided.*

*Development will be permitted where it:*

- Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place*
- Incorporates, wherever possible, locally distinctive features*
- Respects local landscape quality ensuring that views and vistas are maintained wherever possible*

- Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation*

### ***Protecting mature trees and hedgerows and enhancing rural character***

*1. Development proposals should seek to retain mature or important trees, groups of trees or woodland on site. Where removal of a tree(s) of recognised importance is proposed, a replacement of similar amenity value should be provided on site.*

*2. Residential or commercial development proposals where trees are present should be accompanied by a tree survey and tree protection plan and where necessary an arboricultural impact assessment and a method statement.*

*These should clearly identify the trees, the constraints and root protection areas, any trees to be removed, and state how the health of the trees on the site and those influencing from neighbouring sites including the highway will be protected during demolition and construction, including that of installing utilities, drainage and landscaping. All proposals under this*

*policy must meet British Standards 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' or any future amendment or replacement of this.*

*3. Wherever appropriate, the planting of additional trees should be included in new developments, particularly local species that are in keeping with the character of the area. Planting that contributes to the biodiversity of the area and supports green corridors is particularly encouraged. Proposals should be accompanied by an indicative planting scheme to demonstrate an adequate level of sustainable planting can be achieved. New planting should include only indigenous species in line with the above policy on native plants.*

*4. Ongoing ownership and costs of maintenance in the long term should be planned for in the development scheme and agreed with the parish in advance of development.*

# 4. Community Infrastructure



## **BACKGROUND & JUSTIFICATION**

Kingsclere has a range of services and facilities that are important for local people and the viability of thriving village life. Services, such as shops, the junior school, St Mary's Church and Kingsclere Medical Centre are a fundamental part of village life. Community buildings, such as The Village Club, The

Fieldgate Centre and the Scout Hut. Data from village questionnaires shows that new buildings and facilities are not a priority for the village, but residents feel that our community buildings are under-used, and worthy of investment. The Fieldgate Centre was commented on frequently by residents due to under-use, financial problems and a need for refurbishment. Residents also commented on the lack of gym and youth facilities in the Parish.

Basingstoke and Deane have identified Kingsclere as having a lack of green spaces. Although there is a wealth of children's play equipment and sport pitches in the village, informal green space is lacking. The Recreation Playground equipment needs to be replaced as it is becoming progressively more unsafe, according to the Borough's risk assessments. The Parish Council is struggling to find adequate funding for this project.

It is important that the Community Infrastructure Levy investment and developer contributions under S106 are used to address these areas which residents have identified as a priority.

The village also benefits from a variety of community groups. In a rural community these groups and facilities can be fundamental to allow people to stay connected, active and healthy.

## **POLICIES**

### ***Support for local shops, pubs and businesses***

*Change of use of shops, pubs and business premises will be permitted where:*

- 1) It can be demonstrated that the use of these premises is no longer viable; or*
- 2) The proposed alternative use would provide benefits for the local economy and community equal to or greater than the current use.*

*Proposals that support existing and encourage new businesses will be encouraged.*

- improvements to safe pedestrian use of the A339*
- improvements to the safety of the junction on the A339/Ashford Hill Road*

*Developer's contributions under S106 would be by agreement.*

### ***Support for community infrastructure projects***

*The Neighbourhood Plan identifies the following strategic infrastructure projects as desirable to receive funding from the Kingsclere Parish Council allocation of the Community Infrastructure Levy Funding:*

- the Recreation Playground equipment*
- refurbishment/redesign of the Fieldgate Centre including provision for the Youth Club*
- provision of further informal green space within the Parish*
- provision of gym facilities in the Parish*

*The Neighbourhood Plan identifies the following strategic infrastructure projects as desirable to receive funding from the Basingstoke and Deane allocation of the Community Infrastructure Levy Funding:*

# 5.Environment and Ecology

## **BACKGROUND & JUSTIFICATION**

Kingsclere is an area brimming with plant life of many kinds. Recently there have been initiatives within the village to encourage further plant life to develop. The Parish Church has developed a wildflower meadow which now includes many rare and significant species The Parish Council have also undergone a significant bulb planting programme in recent years.

Biodiversity is key to the area, in line with the NPPF (para 118), we wish to see it conserved and enhanced, particularly for farmland birds, other protected and rare/notable species as well as other important species in decline such as bees.

Throughout our village the upmost importance has been placed on ensuring all plants added and maintained to increase our biodiversity and ecological value have been native and not invasive non-native species.

Native species are more likely to be able to support local wildlife and pollinators specific needs than non-native species. Native species are also more likely to be resilient to environmental and ecological pressures such as climate change and the associated extreme weather events, pests and diseases and soil quality pressures.

## **POLICIES**

### ***Conserving and Enhancing Biodiversity***

*Development proposals which are likely to have a direct or indirect adverse impact on local biodiversity will only be permitted provided an independent survey report which is supported by the Borough's Ecological adviser demonstrates that there are no alternatives with less harmful impacts, or that appropriate mitigation measures or, as a last resort, compensation measures can be provided to achieve a net enhancement to the biodiversity of the site(s).*

*All new development proposals should quantify how a net gain in biodiversity will be achieved on the sites, or through mitigation or offsetting measures, including a thorough baseline of habitats and species present on the site prior to development. Where a survey or assessment is required under this policy, it should be conducted at the appropriate time for the relevant species.*

*Proposals to encourage biodiversity on site that would be supported by residents include:*

- Wildlife-friendly features in new or modified buildings, including the gravelling or greening of flat roofs*
- Soft landscaped features such as hedges rather than hard landscaped features such as fences*
- Wildlife friendly boundary treatments with openings to allow wildlife to move through garden spaces*
- Erection of appropriate bird nesting boxes and bat boxes or other features*
- Provision of local nature reserves, “pocket parks”, wildlife friendly green infrastructure, or bio diverse green spaces.*
- Retention of hedges, trees and semi natural habitats within developments.*

*Development proposals which may result in the loss of bird nesting habitat must include, by way of mitigation, within the new development or within the parish, suitable alternative nesting habitat.*

*Planting that contributes to the biodiversity of the area, supports green corridors and/or supports pollinator species is particularly encouraged.*

*Ongoing ownership and costs of maintenance in the long term should be planned for in the development scheme and agreed with the parish in advance of development.*

#### ***Ensuring the use of Native Plants within Development sites***

*Planting and landscaping undertaken as part of any development should use native plant species of local or UK provenance, preferably species that are characteristic of Kingsclere.*

*Development would be preferred which uses native species to protect and enhances existing habitats*

*Ongoing ownership and costs of maintenance in the long term should be planned for in the development scheme and agreed with the parish in advance of development.*

# 6. Traffic and parking

## BACKGROUND & JUSTIFICATION

### POLICIES

#### ***Pedestrian walkways***

*All new developments must provide safe pedestrian access to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops, the Village Centre and school.*

#### ***Parking***

*Parking should be designed so that it fits in with the character of the proposed development. Considerations should include:*

- Garages designed to reflect the architectural style of the house they serve;*
- Garages set back from the street frontage;*
- Parking located in between houses (rather than in front) so that it does not dominate the street scene.*

## PROJECTS

### ***Traffic and Transport Management***

*The Parish Council will work together with Hampshire County Council, public transport providers, the school and developers to develop a long term sustainable strategy for improvements to the road network within the parish and the management of traffic within the village centre and A339, and to reduce the impact of development within the community and surrounding areas. This will include:*

- Encouraging better access to and increased use of public transport and community transport schemes;*
- Working with relevant stakeholders to refurbish existing village car parks at the Fieldgate Centre, Anchor Yard, 24 Swan Street, Ashford Hill Road (the bowls club), the village square.*
- Where possible allocate additional on street parking spaces in the village centre with particular regard for disabled parking spaces*
- Encourage 'walking bus' or 'safe route to school' schemes to discourage car use at the primary school*
- Ensure vehicular traffic keeps to appropriate routes and encourage HGV's and larger goods vehicles to use routes avoiding the village centre*
- Support the community Speedwatch scheme*
- Improve the junction on the A339/Ashford Hill Road and other areas along the A339 once increased traffic projections are known*

- *Investigate the possibility of permit parking for residents*
- *Install safety measures in and around the village and install gateways at all entrances*

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# 7.Sport & green spaces



## BACKGROUND & JUSTIFICATION

Kingsclere is surrounded by beautiful countryside. Walking and cycling are popular, and there is good access from the village to the local beauty spot, Watership Down. Within the village there are a range of assets which include:

- The recreation ground

- Four children's play areas
- Allotments
- Fieldgate Centre Playing Fields
- Holding Field
- Open access land on Watership Down & car park
- Public footpaths, popular circular walks, and two Long Distance Footpaths

Issues include

- Children's play areas need modernising and refurbishment
- No facilities for teenagers
- A lack of informal greenspace (B&D)

## POLICIES

### ***Green space designations***

*The Neighbourhood Plan designates the following locations as Local Green Spaces.*

- The Holding Field*
- Land adjacent to the Holding Field previously occupied by the Youth Club*
- Land at the Fieldgate Centre*
- Land on the corner of Newbury Road and Cedar Drive*
- The recreation ground.*
- Playgrounds in Strokins Road, Longcroft Road and Garrett Close.*

*vii. The pony paddocks, Longcroft Road.*

*These areas will be preserved in order to promote social interaction, community activity and active play. Proposals for development on Local Green Spaces will not be permitted.*

***Green spaces in new developments***

*New green spaces should add to the character of the development and the village. Proposals for spaces that add to the range and type of assets available in Kingsclere will be supported above assets already adequately provided such as play areas.*

***Allotments***

Proposals that enhance or increase the provision of allotments in Kingsclere will be supported.

# 8. Heritage

*with respect the historic or architectural character of the building and its context.*

## **BACKGROUND & JUSTIFICATION**

### **POLICIES**

#### ***Heritage Assets***

*Heritage assets within the parish, especially the listed buildings in the Conservation Area, and their settings must be protected, conserved and enhanced when development proposals are brought forward.*

*In order to maintain the high quality townscape and historic character of the Conservation Area, changes to windows should be in keeping with the historic or architectural character of the building and its context.*

#### ***Heritage Assets - doors and windows***

*In order to maintain the high quality townscape and historic character of Kingsclere within the Conservation Area required changes to windows, to outside doors and door fittings will be permitted provided they are in keeping*