



Reg. 16 Consultation Version

# Consultation Statement

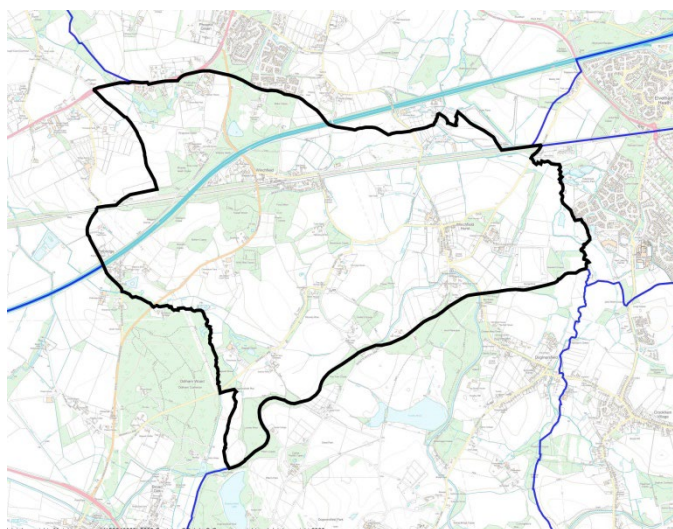
## Introduction

This Consultation Statement has been prepared by Winchfield Parish Council to accompany the submission of the new Winchfield Neighbourhood Plan to Hart District Council as required by Regulation 15 of the Neighbourhood Planning (General) Regulations, 2012 (as amended). Hereafter, referred to as “the Regulations”.

The new Neighbourhood Plan has been prepared by Winchfield Parish Council, the qualifying body for the Neighbourhood Plan Area and covers the whole of the Parish of Winchfield. The new Neighbourhood Plan will replace the Winchfield Neighbourhood Plan that was ‘made’ on 30 March 2017.

The Winchfield Neighbourhood Plan Area was first designated on 8 January 2015 by Hart District Council. Hart District Council was notified of the Parish Council’s intention to revise the ‘made’ Neighbourhood Plan in July 2020

## The Parish of Winchfield in the District of Hart



## Purpose

The purpose of this Consultation Statement is to demonstrate that extensive community engagement activities took place as part of the review process which informed the collection of evidence and the preparation of the new Plan.

In addition to the collection of evidence for the baseline study work, Winchfield Parish Council commissioned several studies and surveys which are published as separate documents, namely:

- a Landscape Character Appraisal and Key Views assessment that identified the important qualities and assets of the Parish, and
- a Housing Needs Survey to collate the statistical data on requirements for the Parish, including tenure and affordability, house type and size.<sup>1</sup>

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<sup>1</sup> Landscape Character Appraisal, Key Views and Housing Needs Survey are on the WPC website.

## **Decision to Review the Plan**

Early in 2020 Winchfield Parish Council decided that it was an appropriate time to review the Winchfield Neighbourhood Plan. A resident who had been involved with writing the current Plan offered to lead the project and the creation of a Working Group was approved. Tasked with reviewing the current Plan (2017 – 2032) the Working Group assessed whether modifications would suffice or whether there was a need for more extensive effort to write a new Plan.

The current Plan was produced under the auspices of the National Planning Policy Framework, 2012 and 'made' in 2017 prior to the adoption of the Hart Local Plan in 2020 and the publication of a revised National Planning Policy Framework in 2021. It was therefore 'out of step' with national and local planning policies and as a matter of good practice the Parish Council determined that it would be appropriate to review the Plan.

## **Appointing the Committee Members**

Residents were invited or volunteered to join the Working Group and the first meeting in June 2020 agreed the membership, Terms of Reference, and suggested the way forward to scope the requirement. Membership of the Steering Group was also agreed. Volunteers included two Parish Councillors, two residents who had worked on the original Plan and three new volunteers from different areas of the village. Winchfield Parish Council also appointed a Planning Consultant to provide regulatory support and advice as necessary.

## **Process at Working Group and Steering Group Meetings**

The first meeting took place in June 2020 and thereafter the Working Group and Steering Group met on an almost monthly basis or held virtual meetings throughout the Covid pandemic. Notes from each meeting were posted in a timely fashion on the Winchfield Parish Council website; these included an outline agenda each time and tracked open action items.

At the first two meetings the existing Plan and the original supporting documents were reviewed, and a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis was conducted. This helped us to begin defining the Vision and Objectives and to prepare for the first Community Engagement Meeting.<sup>2</sup>

## **Communicating with Parish Residents**

Winchfield does not have a village wide Facebook page or any other means of electronic communication or social media which would reach every residence or commercial premises. Every communication has been delivered by hand and announced in the Parish magazine 'Contact' which is delivered to every household each month. An introductory flyer was delivered to all households during July 2020 to announce that the Plan review was underway.

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<sup>2</sup> The collated findings from the SWOT exercise are in Appendix CS1


In advance of every drop-in event a newsletter or flyer was delivered to every property, a notice appeared in 'Contact' and a Christmas card and invitation to the next event was delivered in December 2020, 2021, and 2022. Delivery record sheets were maintained for each delivery to ensure every residence and commercial premises received notifications.

**Winchfield Neighbourhood Development Plan Revision Update June 2021**

We look forward to welcoming you to our first Community Engagement meeting

**This will be an informal meeting at the Village Hall.**

**Please drop in any time between 2 - 6pm.**



Please join us to discuss your thoughts on the future of the village. We are undertaking a review of the existing Winchfield Neighbourhood Development Plan which was superseded by the latest Hart District Local Plan.

It is imperative that we consult and discuss together to ensure that the revised plan reflects the views of the residents. The Plan will have relevance in shaping the size, form and character of the village in future planning decisions.

The Covid pandemic has made it hard to consult with the village other than by email and leaflets so far. ~~On 10th July~~ we have the opportunity at last to discuss our views together.

The meeting will, of course, be held in strict compliance with Covid control regulations applicable at the time. The timing of 2 to 6pm is designed to allow people to drop-in at a time convenient to them, with information provided on boards and provision for views to be submitted in writing

Our draft 'Vision and Objectives' will be shared with you and your feedback invited. The revised plan must reflect YOUR views and YOUR concerns for the future.

We will give you an update about the proposal for the new town, 'Shapley Heath Garden Village', which is being advanced by Hart District Council.

The meeting will give you the opportunity to express your views on:

- o The number, type, size and design of the houses you would like to see built in the village.
- o Whether you are for or against a new town being built in Winchfield.
- o Environment and landscape issues.
- o The need for low cost housing.
- o Employment and access to services and facilities.
- o The issues which you consider of most importance to the future of the village.
- o How you would like the village to look in 10-15 years.



## The revised plan must reflect YOUR views and YOUR concerns for the future.

A Neighbourhood Development Plan provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next twenty five years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see. Neighbourhood Development Plans are in favour of sustainable growth. They are not produced to prevent development but to ensure that homes, recreational spaces, commercial buildings etc. are built in the right places.

Your Neighbourhood Development Plan Steering and Working Groups liaise closely with Winchfield Parish Council, Hart District Council and Hampshire County Council whilst also adhering to National guidelines and policies. We hope to complete the revision to go to examination and referendum by autumn 2022.

Thank you to all the residents who have so far offered their e-mail addresses for us to use for communication. If you haven't yet done so but are happy for us to contact you via e-mail please send your name and address to Christine Strudwick, we will only e-mail on matters relating to the Plan. If there is anything you would like to say to the team before July please send us an email. [cstrudwickwinchfieldndp@gmail.com](mailto:cstrudwickwinchfieldndp@gmail.com)

More about Neighbourhood Plans and information about your village on the Winchfield Parish Council website [www.winchfield-pc.org.uk](http://www.winchfield-pc.org.uk)

## Thank you for your support



Neighbourhood Development Plan  
Revision 2021



We are making good progress with the revision of the Neighbourhood Plan and hope that you will come

**on Sunday 20th February 2022  
to our next Community Engagement Meeting  
at Winchfield Village Hall, 3-6pm**

There will be draft policies for you to read and comment on. We would also like to capture your thoughts on traffic and road safety in Winchfield and we are always pleased to receive any feedback you care to give us. For anyone who would like to read the current Plan or any documents relating to the Revision they are all on the

Winchfield Parish Council website [www.winchfield-pc.org.uk](http://www.winchfield-pc.org.uk)

If you would like to talk to any of the Working Group please contact us via  
[cstrudwickwinchfieldndp@gmail.com](mailto:cstrudwickwinchfieldndp@gmail.com)

***This is your village and your Plan.***

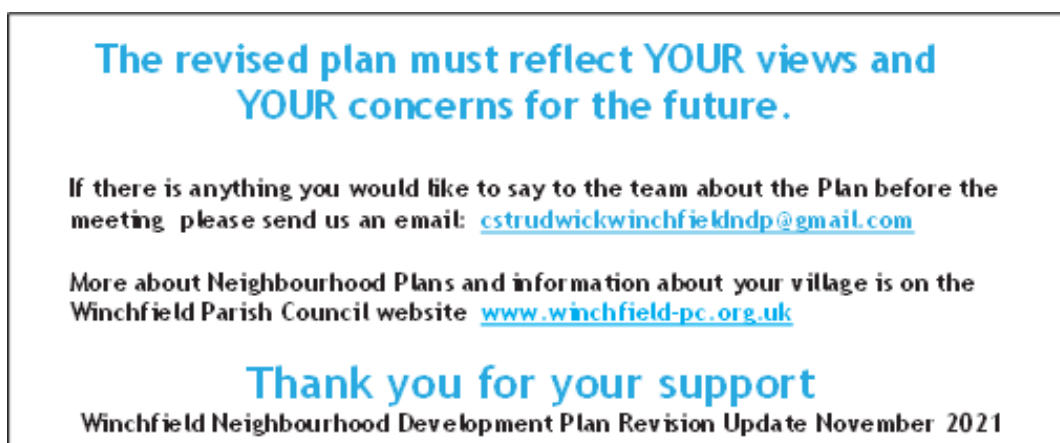
***Your voice counts in Winchfield. Please come and talk to us.***

## Keeping everyone informed

The Neighbourhood Plan Report was added as a formal agenda item to provide an update on progress for Winchfield Parish Council at each of its public meetings, six each year. The formal minutes of all meetings are on the Winchfield Parish Council website in the public domain.

A new E-mail address was created for anyone who wished to communicate with the Neighbourhood Plan Working Group


All flyers and newsletters to residents used the same sign off:



## Community Engagement Events


Limitations were imposed on public meetings during the Covid Pandemic but working within the legal requirements we were able to hold drop-in events to elicit opinions, invite feedback and to share evidence as work progressed. The information displayed at each event invited attendees to add their comments using post it notes.

Five Community Engagement 'drop-in' events were held: July 2021, November 2021, February 2022, April 2022, and June 2022. Sign-in sheets monitored the number of attendees, and everyone was given 'post it' notes and invited to add their comments, thoughts and suggestions to each display board. A feedback form was also provided at each event inviting comments on content and how we were presenting the material. Attendance at the drop-in events varied from 30—60 residents and feedback comments were, in the main, supportive and constructive.



## Feedback Form

**Neighbourhood Development Plan Revision.  
Community Engagement Meeting 24<sup>th</sup> July 2021**



Thank you for attending our first Community Engagement meeting today. We would be very grateful if you would give us a few more minutes of your time by answering the questions below. This will help us to provide Winchfield Residents with the information they need about the Revision of the Winchfield Neighbourhood Development Plan.

	Yes	No	Not sure	Comments (please continue on the back of the page if you need to)
Was this meeting useful?				
Did we give you too much information?				
Did we give you too little information?				
Is there a particular topic we didn't cover today that you would like to know about at a future meeting?				
Will you attend a future meeting?				
Which day of the week and time would be your preferred choice if the hall is available to us?				
Is there anything else you would like to tell us?				
Please give us your e-mail address and your permission to use it?				

Thank you for your feedback. Please post this through the door or drop it in the post box of any of the following addresses:

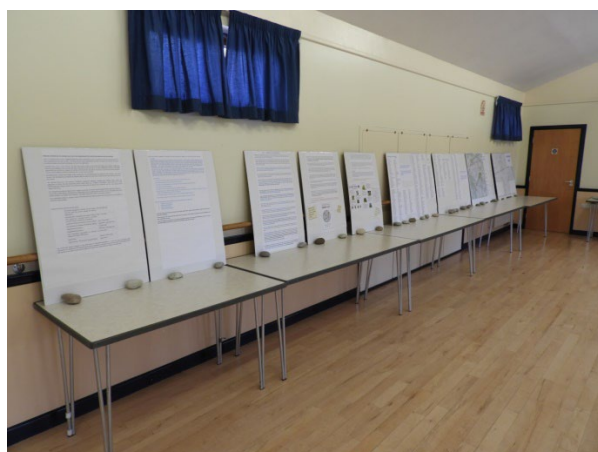
Pepper Box, Sprats Hatch Lane  
South Lodge, Station Road  
Ferney Hoolet, Pale Lane  
Cranford House, Station Road

Glebe House, Bagwell Lane  
North Lodge, Odiham Road  
9, Winchfield Crescent  
Moor House, The Hurst

Or send it back by email to [cstrudwickwinchfieldndp@gmail.com](mailto:cstrudwickwinchfieldndp@gmail.com)

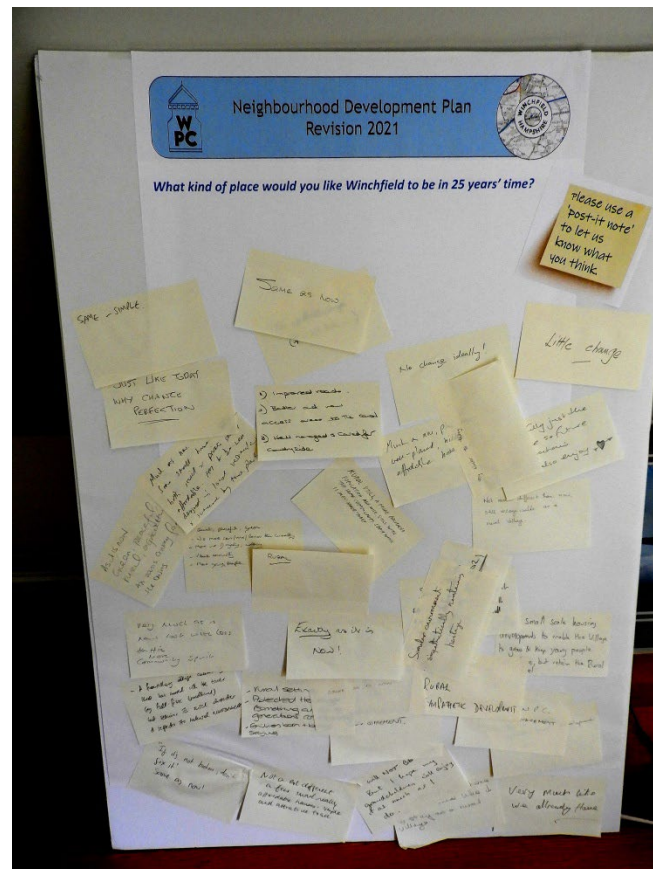
At the first Community Engagement Event in July 2021 the outcomes of the SWOT analysis and suggested Vision and Objectives text were shared with residents. Attendees were invited to comment on our findings and confirm that we had accurately reflected their concerns and comments. Resident feedback and suggestions became the building blocks of the new Plan.

The Steering Group agreed that more than modifications were required to provide a Plan which met the needs of residents and would be fit for purpose to guide development in the Parish and improve, wherever possible, quality of life in Winchfield for the near future. We also agreed that writing a more comprehensive and well researched and evidenced Plan now would assist the Parish Council with only modifications being required at the review point in four to five years' time.



## Collecting and sharing evidence

A slide pack of all material displayed, collated notes of all written comments and feedback received at each drop-in event and all correspondence relating to this Plan were added to the Winchfield Parish Council website after each meeting. As development and design of the Plan progressed new text and draft policies were shared at each drop-in event with feedback diligently discussed and actioned at the next Working Group meeting. Winchfield residents were fully involved at each step; their input and suggestions defined the structure and content of the Plan as it evolved.



## Working with the District Council

Throughout the progression of the Neighbourhood Plan regular meetings were held with District Council planning officers to discuss the collection of evidence, the content of the draft plan and the responses to the formal Regulation 14 consultation. An inception meeting was held in September 2020 with subsequent meetings being held throughout 2021 and 2022 as the new Plan took shape. The District Council provided support throughout and was responsive to any e-mail enquiries for information we needed to obtain. In February 2023 a meeting took place to discuss the comments received in response to the Regulation 14 Consultation.



## Housing Needs Survey

In late 2020 the Parish Council engaged with Action Hampshire (AH), a registered housing charity, and the District Council to investigate the need for affordable homes in the Parish. A Housing Needs Survey was distributed to every household and business in February 2021. This resulted in a 40% response which identified the need for 6–8 homes,<sup>3</sup> and was further supported by a ‘call for sites’.



Winchfield Parish Council with Action Hampshire is conducting a **Housing Needs Survey** as part of the revision of our Winchfield Neighbourhood Development Plan. We invite Winchfield residents to complete and return the survey which was delivered to your home last month. We would like to know if you, or anyone in your household, needs Affordable Housing.

Affordable houses are homes that can be rented or part bought (shared ownership) from a Housing Association. If a need is identified and there is clear support from the community, and a site (known as a Rural Exception Site) is available then provision of a small number of affordable homes for local people can allow current and future generations to remain or return and help our community to thrive. There would be no ‘right to buy/right to acquire’ on these homes so they will always remain available and affordable for local people.

**This is your chance to have your say and influence the Neighbourhood Plan. Please complete and return the survey.**

There will be a Community Engagement Meeting at

**Winchfield Village Hall**  
(Covid rules permitting) on  
**Saturday 24th April.**

The Working Group will outline their proposals for the revised Plan and invite your comments and suggestions.

For any questions you may have please contact **cstrudwickwinchfieldndp@gmail.com**



Meetings were held with District Council housing officers on the findings of the Housing Needs Survey and a joint Working Group comprising Winchfield Parish Council, Hart

<sup>3</sup> The full Housing Needs Survey Report is on the Winchfield Parish Council website – Affordable Homes tab

District Council and Action Hampshire was created. There are now two sites under consideration, the first stage of Public Consultation will take place in February/March 2023.

## **Writing the draft Neighbourhood Plan**

Following the final community engagement drop in event in June 2022 where all the draft policies were displayed the Working Group began the work of collating the evidence and designing the document which would become the draft plan for the Regulation 14 consultation purposes.

On completion of the first draft plan we requested a review with our 'trusted expert', Ann Skipper who is an Independent Neighbourhood Plan Examiner (NPIERS) and she had assisted us in a similar way with our first Plan in 2017. Ann produced a comprehensive report which was fully reviewed and then appropriate changes were made to the draft Plan.

Following the delivery of several update flyers to every home to keep residents informed of progress the formal invitation letter inviting residents to respond to the Regulation 14 Consultation was delivered on 26th / 27th October.

## **Formal Consultation**

The Regulation 14 Consultation started on Friday 28th October and finished on 12th December 2022.

The Clerk to Winchfield Parish Council sent an e-mail to the list of regulatory consultees as provided by Hart District Council, the list is attached to this statement. Every respondent received an official acknowledgment of receipt from the Parish Clerk. <sup>4</sup>

We received 35 responses on the draft Winchfield Neighbourhood Plan. This was a very good response and we also recorded 451 hits to the Neighbourhood Plan webpage by 215 users over the six-week period. The summary table records 35 replies which included the official response from Hart District Council

A copy of all responses received (appropriately redacted to comply with Data Protection Legislation) can be made available if required. A table summarising the comments received is attached to this Consultation Statement.<sup>5</sup> The table also records how the Working Group has responded to the helpful comments and suggestions received.

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<sup>4</sup> The list of Regulatory Consultees is Appendix CS2

<sup>5</sup> Summary of Responses to Regulation 14 Consultation is Appendix CS3



Dear Sir / Madam

**Winchfield Neighbourhood Plan 2022 -2037  
Pre-Submission Consultation, Statutory Body and Community Consultation according  
to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012**

**28<sup>th</sup> October to 12<sup>th</sup> December 2022**

Our updated Neighbourhood Plan for the period 2022 – 2037 has been produced by local volunteers, with the support of and on behalf of the Parish Council. The Plan sets out the vision, objectives and policies by which the Parish will manage future sustainable development.

Publication of the pre-submission draft initiates the first formal consultation phase from a legal perspective. We are required to bring the Plan to the attention of people who live or work in the parish, as well as any qualifying body that might be affected by the proposed Plan. As you, or your organisation, fall within one of these categories, you are invited to review and comment on the pre-submission documents available from 9 am on Friday 28<sup>th</sup> October at: <http://www.winchfield-pc.org.uk/>

In addition to the copy online, paper versions of the Plan are available to view at The Winchfield Inn, The Barley Mow and Winchfield Village Hall, in their opening hours, during the consultation period or by contacting the Parish Clerk on **07766 765537**.

You are invited to consider the Plan, and respond with any comments – whether positive or negative – so that we can take these into account. Any representations you wish to make must be in writing and sent to the Parish Clerk by email to:  
[winchfieldparishclerk@outlook.com](mailto:winchfieldparishclerk@outlook.com)

**Representations must be received by midnight on Monday 12<sup>th</sup> December 2022.**

Please state clearly your name, address, organisation (if applicable) and the capacity in which you are responding, e.g. resident, mandatory consultee, neighbouring parish etc. As this is a formal consultation, a summary of all the comments will be made public in accordance with the Data Protection Act.

Thank you for your interest in and involvement with our Neighbourhood Plan.

Yours sincerely,

Andrew Renshaw  
Chairman  
Winchfield Parish Council



Thank you for your continued support and encouragement to the Working Group producing the new Winchfield Neighbourhood Plan. If you have attended a community engagement meeting or sent us comments over the last two years we appreciated your contributions and suggestions.

Last month we submitted the draft Plan for the first part of the legal process on the road to adoption. This stage is a **public consultation and will close on Monday 12<sup>th</sup> December at 5pm**. If you have not yet looked at the Plan or responded to the consultation please do – comments and feedback from our residents are really important. Please go to the Parish Council website and click on the Neighbourhood Plan 2022 tab

<http://www.winchfield-pc.org.uk>

This is YOUR village and this is YOUR Plan and we hope that by early summer 2023 it will have passed Examination and be adopted by Hart District Council. The new Winchfield Neighbourhood Plan will be a clear reflection of the views, concerns and wishes of our residents.

We will continue to keep you updated and if you wish to contact us please do so via the Parish Clerk.

***We wish you all a safe and healthy holiday and every good wish for 2023.***

*Sarah, Rod, Meyrick, Lynda, Kate, Christine and Bill*



**Christmas card to residents. December 2022**



Since early January 2023 we have held one further Steering Group and Working Group meeting to conscientiously discuss and consider every consultation response. The Working Group reached a collective conclusion and supported the draft responses. Most of the comments from respondents fully supported the Plan; some required more detailed work to clearly explain the rationale in either accepting or not accepting comments that were submitted.

## **Proposed Changes**

Working with our Planning Consultant a Schedule of Proposed Changes in response to Regulation 14 Consultation' has been prepared and reviewed with our 'Trusted Expert' Ann Skipper before submission to the District Council in readiness for the Regulation 16 Consultation.<sup>6</sup>

Post Regulation 14 some additional text and new images were added to update or clarify some Plan sections or policies. All changes, except for minor errors and spellings or grammar corrections, are recorded in the Schedule of Text Changes.<sup>7</sup>

Following one final meeting with representatives from the District Council Planning and Neighbourhood Planning team the Plan was submitted for the Regulation 16 Consultation Process and Examination in March 2023.

*Christine Strudwick,*

*Lead for the Winchfield Neighbourhood Plan Working Group. February 2023*

## **List of Appendices**

CS1 - The collated findings from the SWOT exercise

CS2 - The list of Regulatory Consultees

CS3 - Summary of Responses to Regulation 14 Consultation

CS4 - Schedule of Proposed Changes in response to Regulation 14 Consultation

CS5 - Schedule of Proposed Changes, Text Revisions post Regulation 14 Consultation

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<sup>6</sup> Schedule of Proposed Changes in response to Regulation 14 Consultation is Appendix CS4

<sup>7</sup> Schedule of Proposed Changes, Text Revisions post Regulation 14 Consultation is Appendix CS5

## Appendix CS1.

### Notes resulting from SWOT (Strengths, Weaknesses, Opportunities and Threats) exercise and discussions. November 2020

At our meeting on 19<sup>th</sup> October 2020 we reviewed the SWOT sheets and debated the suggestions to define and decide what the core elements of our vision and objectives are. A 'utopian vision' from Christine was discussed and our agreed position is that:

We are in the unexpected situation of revising our Neighbourhood Development Plan during the Covid Pandemic and the Governments proposals for significant changes to the UK planning system. We have the opportunity to respond to the unexpected surge of interest in Winchfield as a source of outdoor activity and recreation. Winchfield's unusual dispersed settlement pattern, rural lanes, footpaths and access to Basingstoke Canal has generated more than a thousand extra visitors this year and we believe most of them are residents of Hart. Therefore we are not just the heart of Hart in terms of location in the District but have become the healthy lungs of Hart too.

The Government white paper in August 2020 'Planning for the Future' suggests that areas should be defined as 'growth', 'renewal' and 'protected'; we feel that we should make every effort to set aside the threat of SHGV and try to get Winchfield defined as 'protected' on the grounds of preserving its historic 12C lanes whilst providing a unique resource of accessible countryside for the active enjoyment of Hart residents.

Various initiatives from Hampshire County Council and from Hart District Council in recent years offer support for our strategy by way of:

Green Infrastructure grid  
Climate Change Action Plan Hart tree and Landscape Strategies  
Hampshire Walking Strategy  
Hampshire Countryside Access Plan  
The Tree Charter. The 'slow walks' project  
Winchfield could be actively involved in all of the above.

With SS3 currently out of the Local Plan this is an ideal time to change focus from concerns about significant development in Winchfield to our USP (unique selling point) – Winchfield as the heart and lungs of Hart.

Once we reached that position we prioritised the suggestions on each of the SWOT boards and added comments as to their urgency and position in our thinking.

The rearranged comments are as follows:

#### STRENGTHS

Winchfield offers easy access for residents to get to local towns, M3 and M4, anywhere you might need to go for business, shopping or recreation.

Outstanding rural and historic environment makes for very pleasant place to live and, where needed, commute to London with good rail/road connections

*However we do not know what post Covid Hart will look like or whether the current 'work from home' preference will continue. If it does then it will impact the design of housing and the redevelopment of existing commercial buildings. If online shopping continues to be a growth industry then town centres and retail areas will also be prime redevelopment sites.*

Winchfield offers easy access for residents from other areas to come to Winchfield for recreation.

Significant increase in groups of cyclists and walkers visiting Winchfield since Covid-19

Volume of walkers, bikers, horse-riders, fishermen indicate value and importance of Winchfield to residents of surrounding areas

*Winchfield is the Heart of Hart. Recreation is our USP!*

Winchfield is unique!

History – Church, Winchfield Inn, School House, Court House, Old Rectory etc. – we must make sure our history is valued and protected.

Agricultural land importance for local food production in view of severely restricted global supplies caused by Covid etc. – will Michelle's Landscape Study include ag land grading? Winchfield no longer contributes very much in terms of produce as the farms are not large enough to be viable but different incentives may come post Brexit and post Covid?

Although Winchfield has no village centre, which unusual, there is a strong community spirit, coffee mornings, litter picks etc. but always the same 'core' of faces. *What will happen 'after Covid'?*

Winchfield Music Festival

Village Hall

Pub communities

Church communities

Broadband enabled *and getting better every month with most households being able to access FTTP (fibre to the property) in the foreseeable future.*

Solar farms creating renewable energy

## Winchfield Neighbourhood Plan 2022 – 2037 Consultation Statement

### WEAKNESSES

Residents have to use cars for most of their needs as we have no village facilities apart from two pubs.

*We don't see that situation changing so no action required.*

Narrow lanes, tight bends, bridges – careful driving needed to avoid accidents.

*All adds to our rural setting – and our reasons to be 'protected'*

HGV traffic coming through as drivers use sat navs and cause damage to hedgerows and verges plus danger to other road users.

*Road and traffic issues to be dealt with as a whole 'package' in due course, defer until 2021.*

Very few young people in the village, when they leave home they can't afford to come back here.

*Discussion as to whether we should do a housing assessment, decided that current concerns re Covid, employment etc. mean that this is not a good time to do one as we cannot engage properly with our residents. Defer and discuss again early 2021.*

### Weaknesses moved to 'strengths'!

Significant increase in traffic with cars carrying paddleboards and cycles since Covid-19.

Significant increase in groups of cyclists and walkers since Covid-19, need even more caution and patience from drivers.

*Road and traffic issues to be dealt with as a whole 'package' in due course, defer until 2021.*

Too much traffic of all kinds (inc. walkers and canal users; does eco-damage)

*See 'strengths'!*

*We have some suggestions as to how to manage the number of visitors and control parking and therefore try to manage the impact on ecosystems.*

Residents apathy about our future due threat of SHGV

Small number of Winchfield residents involved in community activities especially apathetic response to plan revision!

*Perhaps the fight for 'protected' status will gain their interest and support?*

Roads flood in heavy rain. *A natural deterrent to over development!*

### OPPORTUNITIES

Can make much more of walking options and perhaps more circular walks and maps with Winchfield in the centre? (Lynda had examples; Christine will follow up and hopefully order some)

Long distance walk route – Brenda Parker Way, try to get it off Bagwell Lane

*(An ambition from NDP 2017 which we have not been able to progress – yet)*

11 Jun 2020 — The Slow Ways project aims to create a national network of walking routes that connect Great Britain's towns and cities. OS GetOutside ...

Creation of a small camp site? Only a standpipe is needed, not toilet facilities.

*Possibly work with Barley Mow pub next year? The field is the only logical site.*

Could one of the WPC Cllrs be nominated as responsible for 'recreation'?

Work with HDC to create 'green routes' (Cllr Richard Milnes James is on this)

*To be discussed further!*

'Local listing' of station, buildings etc. anywhere of historical interest which don't have national listing status. As per NPPF.

*All to think and note possible additions as we go forward with this work. Talk to people; try to get them interested in their local history*

HNA (Housing Needs Assessment) study would add credibility to our suggested numbers and type of housing.

*Discussion as to whether we should do a housing assessment, decided that current concerns re Covid, employment etc. mean that this is not a good time to do one as we cannot engage properly with our residents. Defer and discuss again early 2021.*

Ditto re Landscape Assessment re value to community and surrounding areas and need to preserve.

*Already commissioned and work is underway. HDC have acknowledged that the Hart Landscape Study is very out of date,*

Opportunity to review settlement boundaries if thought appropriate.

*Discussed and will review with appropriate maps to show actual houses, may be of benefit to Beauclerk Green and perhaps Shapley heath? Ongoing debate, no need for a decision yet..*

More road markings to reduce speed and increase safety, central solid white line instead of broken? (Cllr Meyrick Williams good relationship with HCC)

Voluntary speed limit of 20 mph – would residents do it?

SIDs coming soon (Speed Indicator Devices) (Cllr Louise Hodgetts)

No access for HGVs – Pale Lane and Bagwell Lane?

Village entry 'fences' to promote slow down and perhaps additional signage

*Road and traffic issues to be dealt with as a whole 'package' in due course, defer until 2021.*

Allotments

*But where?? And who would want them as most village houses have gardens? Would need to justify demand.*

## THREATS

HGVs

Speeding Traffic

Too many visitors

SHGV!!

August 2020 govt whitepaper - developers' charter - need to classify Winchfield as "Protected" area. *See notes above and below*

Also from current NP "challenges":

1. Inappropriately sized or located or designed development not in keeping with the size and scale of the village. Winchfield currently comprises 242 houses with residents totalling c.660, with a village that has grown through sensitive and well-designed development. [Still relevant]
2. Risk of coalescence e.g. losing the green space separation between the existing Winchfield village settlements and the local gaps between adjoining villages and towns. Our neighbouring parishes share this concern. [Still relevant]

*Will be working on adopting and extending the local gaps now introduced and approved by our neighbouring parishes.*

3. How to continue to respect the heritage of Winchfield alongside sustainable development. Winchfield is mentioned in the Domesday Book and is one of the best preserved Norman settlements in Hampshire – we have a duty to protect this. [Still relevant]

4. Conservation of historical environment will be dealt with as a separate piece of work in this NDP Revision, in hand with Christine. Losing the natural green landscape valued by residents and visitors for varied recreational activities and the farmed landscape in Winchfield. How to protect this tranquil amenity (open countryside, footpaths, bridleways and canal walks) for the benefit of Hart residents whilst accommodating sustainable development. [Still relevant]

*'try to get 'protected' status*

5 To retain and preserve the tree-lined narrow lanes whilst accommodating increased road usage in Winchfield and the surrounding villages. The 12th century lane patterns remain to this day. [Still relevant]"

*'try to get 'protected' status*

## Appendix CS2.

### List of Regulatory Consultees (provided by Hart District Council).

<a href="mailto:planning_THM@environment-agency.gov.uk">planning_THM@environment-agency.gov.uk</a> ; <a href="mailto:Patrick.blake@highwaysengland.co.uk">Patrick.blake@highwaysengland.co.uk</a> ; <a href="mailto:consultations@naturalengland.ork.uk">consultations@naturalengland.ork.uk</a> ; <a href="mailto:londonSeast@historicengland.org.uk">londonSeast@historicengland.org.uk</a> ; <a href="mailto:thecoalauthority@coal.gov.uk">thecoalauthority@coal.gov.uk</a> ; <a href="mailto:paula.haustead@networkrail.co.uk">paula.haustead@networkrail.co.uk</a> ; <a href="mailto:planningconsultations@hants.gov.uk">planningconsultations@hants.gov.uk</a> ; <a href="mailto:frimleyicb.primarycarenehf@nhs.net">frimleyicb.primarycarenehf@nhs.net</a> ; <a href="mailto:hiowicb-hsi.communications@nhs.net">hiowicb-hsi.communications@nhs.net</a> ; <a href="mailto:nationalgrid.uk@avisonyoung.com">nationalgrid.uk@avisonyoung.com</a> ; <a href="mailto:connections@sse.com">connections@sse.com</a> ; <a href="mailto:aldershot.site.surveys@sgn.co.uk">aldershot.site.surveys@sgn.co.uk</a> ; <a href="mailto:wre@southeastwater.co.uk">wre@southeastwater.co.uk</a> ; <a href="mailto:swconsultations@homesengland.gov.uk">swconsultations@homesengland.gov.uk</a> ; <a href="mailto:public.affairs@ee.co.uk">public.affairs@ee.co.uk</a> ; <a href="mailto:jane.evans@three.co.uk">jane.evans@three.co.uk</a> ; <a href="mailto:EMF.Enquiries@ctil.co.uk">EMF.Enquiries@ctil.co.uk</a> ; <a href="mailto:info@hartvolaction.org.uk">info@hartvolaction.org.uk</a> ; <a href="mailto:enquiries@blackwaterandhawleytowncouncil.gov.uk">enquiries@blackwaterandhawleytowncouncil.gov.uk</a> ; <a href="mailto:clerk.bramshill@btconnect.com">clerk.bramshill@btconnect.com</a> ; <a href="mailto:clerk@churchcrookham.org.uk">clerk@churchcrookham.org.uk</a> ; <a href="mailto:clerk@crookhamvillage.org.uk">clerk@crookhamvillage.org.uk</a> ; <a href="mailto:clerk@crondall-pc.gov.uk">clerk@crondall-pc.gov.uk</a> ; <a href="mailto:clerk@dogmersfield-pc.gov.uk">clerk@dogmersfield-pc.gov.uk</a> ;	<a href="mailto:clerk.swparishcouncil@gmail.com">clerk.swparishcouncil@gmail.com</a> ; <a href="mailto:office@yateley-tc.gov.uk">office@yateley-tc.gov.uk</a> ; <a href="mailto:planning.policy@surreyheath.gov.uk">planning.policy@surreyheath.gov.uk</a> ; <a href="mailto:planningpolicy@waverley.gov.uk">planningpolicy@waverley.gov.uk</a> ; <a href="mailto:policyandplans@wokingham.gov.uk">policyandplans@wokingham.gov.uk</a> ; <a href="mailto:local.plan@basingstoke.gov.uk">local.plan@basingstoke.gov.uk</a> ; <a href="mailto:planning@farnham.gov.uk">planning@farnham.gov.uk</a> ; <a href="mailto:clerk@bentleyparishcouncil.co.uk">clerk@bentleyparishcouncil.co.uk</a> ; <a href="mailto:clerk@froyleparishcouncil.org.uk">clerk@froyleparishcouncil.org.uk</a> ; <a href="mailto:clerk@shaldenpc@gmail.com">clerk@shaldenpc@gmail.com</a> ; <a href="mailto:uptongreyvpc@btinternet.com">uptongreyvpc@btinternet.com</a> ; <a href="mailto:lerk.newnham@parish.hants.gov.uk">lerk.newnham@parish.hants.gov.uk</a> ; <a href="mailto:clerk@hartleywespc.org">clerk@hartleywespc.org</a> ; <a href="mailto:planningpolicy@hart.gov.uk">planningpolicy@hart.gov.uk</a> ; <a href="mailto:plan@rushmoor.gov.uk">plan@rushmoor.gov.uk</a> ; <a href="mailto:development.plan@bracknell-forest.gov.uk">development.plan@bracknell-forest.gov.uk</a> ; <a href="mailto:localplan@easthants.gov.uk">localplan@easthants.gov.uk</a> ; <a href="mailto:clerk@stratfieldturgis.org.uk">clerk@stratfieldturgis.org.uk</a> ; <a href="mailto:clerk@stratfieldsaye-pc.gov.uk">clerk@stratfieldsaye-pc.gov.uk</a> ; <a href="mailto:clerk@swallowfieldpc.gov.uk">clerk@swallowfieldpc.gov.uk</a> ; <a href="mailto:clerk@finchampstead-pc.gov.uk">clerk@finchampstead-pc.gov.uk</a> ; <a href="mailto:stc@sandhurst.gov.uk">stc@sandhurst.gov.uk</a> ; <a href="mailto:neil.andrew@highwaysengland.co.uk">neil.andrew@highwaysengland.co.uk</a> ; <a href="mailto:e-seast@historicengland.org.uk">e-seast@historicengland.org.uk</a> ;
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Neighbourhood Plan

2022 - 2037

Reg. 16 Consultation Version

Appendix CS3

# Summary of Responses to Reg. 14 Consultation

# **Winchfield Neighbourhood Plan 2022 – 2037**

## **Responses to Regulation 14 Consultation**

### **Summary Table**

**Ordered by Policy and Paragraph Number**

# Winchfield Neighbourhood Plan: Responses to Regulation 14 Consultation 2022

Rep No.	Respondent	Section / Policy / Paragraph Number	Summary of Response	Comments
1	Hart District Council	General comments	Considers the draft neighbourhood plan to be well presented. Suggests the District Council's declaration on climate change is made stronger. Highlights that some policies could be overly restrictive. Points out that the references to adopted planning policy documents should be modified for accuracy. Recommends that abbreviations and acronyms are used consistently. Provides recommendations on future document accessibility. Points out that some maps are difficult to read and are too small. Suggests the plan could be more user friendly if the policies were listed and links provided.	These observations will be taken forward in the next iteration of the plan.
1	Hart District Council	Para 1.4	Recommends that the reference to policy documents is modified for clarity.	Text to be amended as suggested.
1	Hart District Council	Para 1.9 and 1.17	Suggests the word 'adopted' is deleted for accuracy.	Text to be amended as suggested.
1	Hart District Council	Para 1.11	Recommends that alternative wording is used to avoid the risk of misquoting the Local Plan Inspector's findings.	Text to be amended as suggested.
1	Hart District Council	Para 1.13	Suggests the wording to this paragraph is simplified and updated.	Text to be amended as suggested.
1	Hart District Council	Para 3.14	Minor typographical error identified.	Error to be corrected
1	Hart District Council	Para 4.14	Highlights that Objective 7 does not relate to the development and use of land. Suggests that the Objective and paragraphs 8.30 to 8.36 later in the plan are moved the Community Aspirations section.	The observation is noted. A footnote will be added to Objective 7 for clarity and revisions made to page 83. See comments below on paragraphs 8.30 to 8.36.
1	Hart District Council	Para 4.15	Suggests reference is made to the role of existing Solar farms in the parish.	Text to be amended as suggested.
15	Tristram Cary	Para 4.15. Paras 5.58 to 5.60	Supports the content of the draft neighbourhood plan. Helpful comments made on the need to provide greater distinction between the concepts of carbon storage and carbon sequestration.	Adjust / amend text in Paras 4.15, 5.58 to 5.60 to provide greater clarity.
2	Hampshire County Council	Paras 5.6 & 5.27	Hampshire County Council is part owner of the Basingstoke Canal and would encourage a reduction of tree cover on the southern bank to reduce the accumulation of organic matter on the canal bed.	No further action required.
12	Hook Parish Council	Paras 5.25 and 9.9.	Supports the re-classification of BOAT 1 as a Bridleway but highlights a possible inconsistency with the text that appears at Para. 9.9.	Adjust / amend text in Para. 9.9.



## Winchfield Neighbourhood Plan: Responses to Regulation 14 Consultation 2022

28	Kim Hull	Paras 5.13 & 5.14	Comments that the findings of the landscape character assessment are very subjective.	The comments are noted however landscape character assessments cover aspects such as perceptual factors which are inherently subjective. Best practice guidance on preparing landscape character assessments <sup>1</sup> recommends that conclusions on subjective matters are informed by professional judgement and linked to available evidence. This process was followed when the assessment was prepared, and the findings were verified. <sup>2</sup>
2	Hampshire County Council	Para 5.26	Supports creation of a new PROW and offers its support to further develop the network if possible.	No further action required.
1	Hart District Council	Policy NE1	Concerned that the policy could be overly restrictive and go beyond the requirements of the NPPF, PPG, and Local Plan Policy NBE2, particularly the requirement to conserve and enhance the landscape. Suggests, there may also be scope to clarify or simplify the policy with implementation in mind. As written the second part of the policy requires a LVIA to be submitted irrespective as to whether the development has a visual impact. Recommends that a map is added showing the settlement boundaries in Winchfield.	Policy wording to be reconsidered and revised as necessary. Additional map to be provided.
13	L&Q Estates and Lightwood Land	Policy NE1	Requests that the Policy NE1 is amended by the inclusion of <i>“where the opportunity arises”</i> to criterion (a), <i>“having an unacceptable level of impact”</i> to criterion (d), <i>“where the opportunity arises”</i> to criterion (e), and the addition of a new criterion (f) <i>“Avoids physical and visual coalescence between settlements”</i> .	The comments are noted. Consideration to be given to the adjustment / amendment of the policy.
30	Simon Jones-Parry	Policy NE1	Considers elements of the Winchfield Landscape Character Assessment to be subjective and questions whether reference to it can be contained within the policy. Suggests it is unrealistic for landscape mitigation measures to form part of planning proposals, especially if the applicant does not control the land. Considers the policy will impose unreasonable burdens upon applicants.	The comments are noted however landscape character assessments cover aspects such as perceptual factors which are inherently subjective. Best practice

<sup>1</sup> An Approach to Landscape Character Assessment October 2014, Natural England.

<sup>2</sup> See paragraph 2.9 of Winchfield Landscape Character Assessment, 2022.

# Winchfield Neighbourhood Plan: Responses to Regulation 14 Consultation 2022

				guidance on preparing landscape character assessments <sup>3</sup> recommends that conclusions on subjective matters are informed by professional judgement and linked to available evidence. This process was followed when the assessment was prepared, and the findings were verified. <sup>4</sup>
1	Hart District Council	Policy NE2	Raise no objection to the inclusion of the policy but consider it could be too onerous. Reference is made to the Examiner's report on the Hartley Wintney Neighbourhood Plan and the recommended wording. Comments that Figure 5.5 is too small and greater clarity is required. Furthermore, the plan does not say what is important about the views which number 26 in total.	Policy wording to be reconsidered and revised as necessary. Additional, larger scale maps to be provided. Further explanatory text to be incorporated into plan.
13	L&Q Estates and Lightwood Land	Policy NE2, Policy NE3, and Policy P&C1 (first para.)	Overall observation is that the provision of Policies NE1, NE2, NE3, NE4 and P&C1 are covered by the NPPF and Local Plan Policy NBE2. Considers the draft neighbourhood plan is adding additional and unnecessary policies with the same objectives. Requests that Policy NE1 is modified and Policies NE2, NE3 and the first paragraph of Policy P&C1 are removed to satisfy the Basic Conditions. Suggests a local hearing is held to consider the issues raised.	The plan has been prepared to reflect the Parish Council's desire to focus on the natural environment, access to housing and climate change through policies which reflect local distinctiveness. This is not the stage to request a local hearing.
13	L&Q Estates and Lightwood Land	Policy NE2	Requests that the policy is removed because it is superfluous.	The Key Views have been identified to retain and reinforce the characteristics of the local landscape.
28	Kim Hull	Policy NE2	Does not consider the plan can protect key views and considers the comments on landscape mitigation are generalised.	The Key Views have been identified to retain and reinforce the characteristics of the local landscape.
30	Simon Jones-Parry	Policy NE2	Considers this policy discriminates against those whose property is shown to be within a key view. Questions whether the key views document can form part of the neighbourhood plan and used for planning policy purposes.	The Key Views have been identified to retain and reinforce the characteristics of the local landscape.

<sup>3</sup> ibid

<sup>4</sup> ibid

# Winchfield Neighbourhood Plan: Responses to Regulation 14 Consultation 2022

1	Hart District Council	Policy NE3 and Fig 5.8	Recommends that additional wording is added to the policy for clarity. Suggests the annotation to Figure 5.8 is amended to make it clear that the plan does not make any designations in the adjoining parish of Hook.	The additional wording will be incorporated, and Figure 5.8 revised accordingly.
12	Hook Parish Council	Policy NE3 and Fig 5.8.	Points out that the draft neighbourhood plan cannot make land-use designations beyond the Winchfield parish boundary.	Adjust Figure 5.8 to illustrate that the margins on either side of Brenda Parker Way contribute to its enjoyment.
13	L&Q Estates and Lightwood Land	Paras 5.22 to 5.26	Notes that Local Plan Policy NBE2 provides for the identification of settlement gaps but does not consider the draft neighbourhood plan addresses this in a satisfactory way. Suggests use is made of the guidance published by the Partnership for Urban South Hampshire. Requests that any 'gap' designation is removed from the plan.	The comments are noted however the plan does not seek to identify settlement gaps. Annotation to Figure 5.7 to be revised to provide clarity.
13	L&Q Estates and Lightwood Land	Policy NE3 and Fig 5.8.	Considers Policy NE3 conflates Policies NE1, NE2 and P&C1. Suggests insufficient justification exists to support the identification of a landscape corridor buffer on either side of the Brenda Parker Way. Does not consider the 'gap' function has been justified. Points out that there is no similar provision within the Hook Neighbourhood Plan.	Revisions to be made. Similar comments received from other respondents.
31	James Vickers	Para 5.24 Para 7.26 Figure 8.1	Supports the content of the draft neighbourhood plan. Has identified minor typographical errors. Suggests Figure 8.1 is relabelled Winchfield Parish Footpaths.	Correct the minor typographical errors. Relabel Figure 8.1.
30	Simon Jones-Parry	Policy NE3	Questions what the policy is seeking to achieve and why the corridors on either side of Brenda Parker Way are at the width shown.	Revisions to be made. Similar comments received from other respondents.
28	Kim Hull	Paras 5.32 to 5.36	Generally, supports the content of the draft neighbourhood plan. Comments are however made in relation to the retention of existing trees, woodlands, and hedgerows and whether the stated aspirations are realistic.	Comments noted. No further action required.
1	Hart District Council	Policy NE4	Recommends that the text to the policy is revised to reflect the provisions of the NPPF.	Text to be amended as suggested.
30	Simon Jones-Parry	Policy NE4	Considers it unrealistic to expect that existing tress, woodlands and hedgerows will be retained. Suggests some site may be too small to accommodate additional planting.	The comments are noted.
1	Hart District Council	Para 5.44	Recommends that additional evidence is provided to show the current level of light pollution in the parish.	This observation will be taken forward in the next iteration.
1	Hart District Council	Policy NE5	Suggests that for ease of use the policy is presented as three criteria.	Text to be amended as suggested.
30	Simon Jones-Parry	Policy NE5	Commends the policy.	No further action required.

# Winchfield Neighbourhood Plan: Responses to Regulation 14 Consultation 2022

1	Hart District Council	Policy NE6	Suggests the text is amended to refer to biodiversity rather than landscape features. The first and second paragraphs also need to align with the NPPF. The third paragraph on splay returns is very specific. It is questionable whether it will apply in every case. Suggests the requirement is incorporated into Policy BE4. It is recommended that reference is made to a 10% (minimum) target for Biodiversity Net Gain to bolster the policy.	Text to be amended as suggested. The requirement for hedgerow planting on splay returns will be reviewed. Reference to a 10% (minimum) target for Biodiversity Net Gain to be added.
1	Hart District Council	Unnumbered para, p47	Recommends text changes for accuracy.	Text to be amended as suggested.
30	Simon Jones-Parry	Policy NE6	Commends the policy.	No further action required.
1	Hart District Council	Policy NE7	Observes that the policy does not conflict with any strategic policies in the Local Plan but is slightly confusing and is unusual. Questions whether it will meet the requirements of the NPPF.	The wording of the policy will be reconsidered and revised as necessary.
30	Simon Jones-Parry	Policy NE7	Commends the policy.	No further action required.
1	Hart District Council	Para 6.9	Queries the use of wording and whether it is appropriate to have a blanket statement applying to all listed buildings in the parish.	The wording will be reconsidered and revised as necessary.
1	Hart District Council	Policy HE1	Suggests the policy refers to “a heritage asset or its setting” to reflect the provisions of the NPPF. The final sentence of the second paragraph also requires revision to better reflect the NPPF tests.	Policy wording to be revised as suggested.
30	Simon Jones-Parry	Policy HE1	Considers the neighbourhood plan should not seek to impose additional burdens. Suggests further clarity is provided on whether the policy is intended to apply to non-designated heritage assets.	The comments are noted.
1	Hart District Council	Policy HE2	Suggests the first paragraph to the policy is reworded to reflect the provisions of the NPPF. Additional revisions suggested to the second paragraph. Observes that a map has not been included to show the location of the non-designated heritage assets.	Policy wording to be revised as suggested. An additional map to be provided.
30	Simon Jones-Parry	Policy HE2	Considers the criteria used for the selection of the non-designated heritage assets does not accord with the guidance provided by Historic England. Objects to the inclusion of Swan’s Farm Cottages because it may impose additional financial burdens. Does not consider sufficient consultation has been undertaken with property owners.	Amend text at para. 6.41 to refer to correct document.
1	Hart District Council	Para 7.15	Suggests the reference to preferential access to housing is deleted.	Text to be amended as suggested.



# Winchfield Neighbourhood Plan: Responses to Regulation 14 Consultation 2022

30	Simon Jones-Parry	Paras 7.6 to 7.15	Supports the identification of a settlement boundary at Beauclerk Green / Station Road. Suggests a further boundary should be defined at Shapley Ranch.	The comments are noted however the area of settlement is not sufficiently coherent for a boundary to be defined.
1	Hart District Council	Policy BE1	Recommends the deletion of the first paragraph to the policy. Suggests the provisions of the second paragraph are clarified.	Policy to be revised as suggested.
30	Simon Jones-Parry	Policy BE1	Considers much of this policy replicates natural environmental policies; those parts are superfluous.	Revisions to be made. Similar comments received from other respondents.
1	Hart District Council	Para 7.21	Suggests the text is revised to address possible inaccuracies and reflect the findings of the Housing Needs Survey.	Text to be amended as suggested.
1	Hart District Council	Para 7.22	Suggests the text is amended to address possible inaccuracies.	Text to be corrected.
28	Kim Hull	Paras 7.21 to 7.23	Does not consider the number of affordable homes suggested is sufficient.	The comments are noted however the number proposed reflects the findings of the Housing Needs Survey.
1	Hart District Council	Policy BE2	Welcomes the inclusion of the policy however observes that the policy does not provide a clear steer as to where development might be suitable. Further clarification would be helpful. Observes that the requirements relating to market housing go beyond the provisions of the NPPF and Local Plan Policy H3. Questions whether the requirement is necessary.	The wording of the policy will be reconsidered and revised as necessary.
12	Hook Parish Council	Policy BE2	Supports and welcomes the inclusion of Policy BE2	No further action required.
30	Simon Jones-Parry	Policy BE2	Does not consider the plan makes sufficient affordable housing provision based upon experience in Odiham.	Amend text at para. 6.41 to refer to correct document.
1	Hart District Council	Para 7.28 to 7.30	Observes that these paragraphs include requirements which may be difficult to implement as they do not form part of a policy.	To be considered in conjunction with revisions to Policy BE4.
1	Hart District Council	Policy BE3	Questions whether there is any evidence to support the emphasis on two and three bedroomed homes. Suggests the third paragraph is incorporated into Policy BE4.	Evidence to be provided. Consider in conjunction with revisions to Policy BE4.
30	Simon Jones-Parry	Policy BE3	Has no comments to make.	No further action required.
1	Hart District Council	Policy BE4	Supports the inclusion of a policy on good design but considers there is some overlap with other neighbourhood plan policies. Suggests the policy is rationalised. Detailed comments provided on criteria (j), (k) and (m).	Policy to be revised as suggested and additions made as necessary.

# Winchfield Neighbourhood Plan: Responses to Regulation 14 Consultation 2022

6	Thames Water	Policy BE4. Paras 7.34 to 7.36, 7.38 & 7.39	Recommends that developers engage with the utility provider at the earliest opportunity to discuss wastewater and surface water drainage requirements. It has suggested that additional wording is added to the draft neighbourhood plan to provide further clarity.	Adjust Policy BE4 / revise the supporting text to incorporate the recommendations.
30	Simon Jones-Parry	Policy BE4	Suggests the policy repeats the requirements of national and local planning policies.	Revisions to be made. Similar comments received from other respondents.
34	Paul Jackaman	Policy BE4	Suggests the wording to criterion 'm' is amended to refer to Building Regulation requirements.	Revisions to be made. Similar comments received from other respondents.
7	National Grid	Paras 7.24 to 7.33	Requests that it is consulted on any site-specific proposals that could affect the Bramley – Fleet 1 High Voltage Overhead Transmission Line that passes through the parish.	Adjust existing text / add an additional paragraph to encourage all developers to engage in pre-application discussions with the District Council at an early stage.
34	Paul Jackaman	Para 7.31	Supports the content of the draft neighbourhood plan. Suggests the text to paragraph 7.31 is amended to refer to 'swift' bricks.	Adjust / amend text to Para 7.31.
16	Jeremy Shaw	Para 7.33	Supports the content of the draft neighbourhood plan. Suggests additional text is added to encourage the provision of dedicated space within all new dwellings to allow for home working.	Adjust / amend text to Para 7.33
1	Hart District Council	Policy BE5	Observes that the proposed parking standards exceed those in the District Council's Technical Advice Note: Cycle and Car Parking in New Development. Acknowledges that different standards can be developed through a neighbourhood plan but observes there does not appear to be evidence to support the suggested standards as required by the NPPF. As proposed the standards could lead to over provision.	Additional evidence submitted
30	Simon Jones-Parry	Policy BE5	Does not consider this policy is supported by sufficient evidence and will reduce the amount of green space around dwellings.	Additional evidence submitted
34	Paul Jackaman	Policy BE5	Does not agree with the requirements of the policy which has already been found to be unduly onerous by an Inspector appointed to determine a planning appeal. Furthermore, the insistence that all parking space is provided within the curtilage could result in the unsatisfactory use of land.	Additional evidence submitted
34	Paul Jackaman	Policy BE5	Suggests the penultimate line should read "... expected to be provided within ...".	Text amended
17	David Evans	Section 8 and	Supports the content of the draft neighbourhood plan. Considers the policies underpin the stated objectives. Suggests additional text is added to Section 8 to highlight that St Mary's Church is well supported	Add an additional paragraph on St Marys Church. Adjust / amend text to paras 8.1 to 8.3.

# Winchfield Neighbourhood Plan: Responses to Regulation 14 Consultation 2022

		Paras 8.1 to 8.3	with regular services being held. Considers paragraphs could be revised to point out the health benefits of outdoor exercise / increased volume of visitors to Winchfield from the wider area of Hart and surrounding Districts.	
18	David Gendon	Section 8	Supports the content of the draft neighbourhood plan and comments that Winchfield is important for leisure activities due to its rural charm.	No further action required.
2	Hampshire County Council	Policy P&C1	Welcomes the inclusion of Policy P&C1 within the draft neighbourhood plan.	No further action required.
13	L&Q Estates and Lightwood Land	Policy P&C1 (first para.)	Requests that the first paragraph is removed.	The comments are noted.
30	Simon Jones-Parry	Policy P&C1	Has no comments to make.	No further action required.
30	Simon Jones-Parry	Policy P&C2	Commends the policy.	No further action required.
30	Simon Jones-Parry	Policy P&C3	Questions the wording of the policy as there are no sports facilities in Winchfield. Also queries why the owners of the public houses would have to market the properties for 12 months should they close.	Adjust / amend text to remove reference to sports facilities.
19	Julie Druce	Paras 8.34 to 8.36	Supports the content of the draft neighbourhood plan. Comments upon the popularity of the canal towpath and parking pressures at peak times. Suggests signs are erected to deter HGV drivers from using narrow county lanes which cause damage to verges, hedges, and trees.	No further action required.
20	Jill Ede	Paras 8.34 to 8.36	Supports the content of the draft neighbourhood plan. Comments that the countryside is relatively free from urban influences except for the high voltage electricity line. Suggests HGV drivers are deterred from the area as the roads are unsuitable. Asks whether it is possible to make provision for additional parking near Barley Mow Wharf to discourage use of Sprats Hatch Lane which currently creates a safety issue.	The comments are noted. The provision of additional parking falls to the Basingstoke Canal Authority.
1	Hart District Council	Para 8.30 & 8.32	The same definition has been repeated. Suggests reference is made to 'Countywatch' - the rural crime team.	Text to be corrected.
1	Hart District Council	Paras 8.30 to 8.36	Suggests paragraphs 8.30 to 8.36 are moved the Community Aspirations section.	The comments are noted.
1	Hart District Council	Community Aspirations Section.	Welcomes the inclusion of this section and reiterates previous comments on Objective 7.	The comments are noted.

# Winchfield Neighbourhood Plan: Responses to Regulation 14 Consultation 2022

2	Hampshire County Council	Paras 9.4, 9.5 and 9.10	Notes that the neighbourhood plan seeks to create a new PROW and upgrade existing footpaths and offers its support to the Parish Council to develop these ambitions.	No further action required.
24	Sarah Adams	Para 9.5	Supports the content of the draft neighbourhood plan. Concerns are however expressed about the desire to create circular footpath routes which might encourage unofficial use of private land and increase in litter. Requests more information is provided on the proposed affordable housing scheme.	The respondent has been contacted separately about the affordable housing scheme. No further action required.
12	Hook Parish Council	Appendix A2	Considers the word 'affordable' is missing from the explanation.	Adjust text in Table A2
1	Hart District Council	Appendix B (Glossary)	Suggests that a review is undertaken as several words / phases are not used elsewhere or are out of date.	A thorough review will be undertaken.
30	Simon Jones-Parry	Appendix D Section 14	The 'up line' building to Winchfield Railway Station may have been constructed later than 1838. (p95)	Adjust / amend text.
30	Simon Jones-Parry	Appendix D Section 14	The Winchfield section of the M3 was opened in 1971 (p95)	Adjust / amend text.
30	Simon Jones-Parry	Appendix D Section 19	Boundary stone 18 Was stood up in 2021 and has not been moved from its original position. (p126)	Adjust / amend text.
3	Natural England	-	Does not have any specific comments to make on the content of the draft neighbourhood plan. It has however pointed to helpful information sources.	No further action required.
4	Historic England	-	Do not consider it necessary to be involved with the preparation of the neighbourhood plan and refer to advice it has produced on incorporating historic environment considerations into neighbourhood plans.	No further action required.
5	National Highways	-	Has considered the content of the draft neighbourhood plan and its potential implications on the M3 motorway but has no comments to make.	No further action required.
8	The Coal Authority	-	Has advised that it is a statutory consultee in coalfield areas only and there is no requirement for further consultation.	No further action required.
9	Rushmoor Council	-	No comments to make on the content of the draft neighbourhood plan but wish to be notified of future consultations.	Request noted. Hart DC to notify at Reg 16 stage.
10	Surrey County Council	-	No comments to make on the content of the draft neighbourhood plan at this stage.	No further action required.
11	Dogmersfield Parish Council	-	No comments received despite intention to consider the content of the draft neighbourhood plan at its meeting on 12 December 2022.	-

# Winchfield Neighbourhood Plan: Responses to Regulation 14 Consultation 2022

14	Ron and Jean Maunder	-	Supports the content of the draft neighbourhood plan and consider it is very thorough.	No further action required.
21	J Donnelly	-	Supports the content of the draft neighbourhood plan.	No further action required.
22	Sally Daniell	-	Supports the content of the draft neighbourhood plan.	No further action required.
23	Martin and Gilly Kelly	-	Support the content of the draft neighbourhood plan. They consider it clearly sets out what is unique about the parish.	No further action required.
25	Richard Blay	-	Supports the content of the draft neighbourhood plan and does not consider Winchfield can support large-scale development.	No further action required.
26	Ben Caster	-	Supports the content of the draft neighbourhood plan and its vision for the future.	No further action required.
27	Henry Chandler	-	Supports the content of the draft neighbourhood plan and considers it to be very comprehensive. Comments are made on future development and is pleased that flood risk is highlighted. Considers it essential that infrastructure and good design are maintained.	No further action required.
29	Jeremy High	-	Supports the content of the draft neighbourhood plan.	No further action required.
32	Caroline Hoffman	-	Supports the content of the draft neighbourhood plan.	No further action required.
33	Marjory Stephen	-	Supports the content of the draft neighbourhood plan.	No further action required.
35	Pam Whittle	-	Supports the content of the draft neighbourhood plan.	No further action required.



Neighbourhood Plan

2022 - 2037

Reg. 16 Consultation Version

Appendix CS4

Schedule of Proposed Changes

in response to

Reg. 14 Consultation



## Winchfield Neighbourhood Plan: Proposed Changes

Section / Policy / Paragraph Number	Proposed Change	Reason
Foreword Third Para	Our new Plan for the period 2022–2037 has been produced by local volunteers, with the support of, and on behalf of, Winchfield Parish Council (WPC). The Neighbourhood Plan Committee has consulted with the community, residents, landowners, and businesses, regarding the sustainability and long-term development of our rural community. <u>Our Plan has the golden thread of Climate Change awareness running through it as we work with and fully support Hart District Council's Declaration of Climate Emergency and its objectives to achieve Climate Change goals.</u>	Additional text to underscore intentions.
Para 1.4	The Neighbourhood Plan has been prepared to conform to the provisions of national planning policy, the strategic policies in the Hart Local Plan <u>(Strategy and Sites) 2032 (HLP32) 2020</u> and the 'saved' policies in the Hart District Local Plan <u>(Replacement) 1996 – 2006 (updated 1 May 2020), 2002</u> . The Plan promotes the principles of sustainable development and covers the period 2022 to 2037.	To provide greater clarity.
Para 1.9	The current Plan was produced under the auspices of the National Planning Policy Framework, 2012 and 'made' <del>(adopted)</del> in 2017 prior to the adoption of the Hart Local Plan in 2020 and the publication of a revised National Planning Policy Framework in 2021. It was therefore 'out of step' with national and local planning policies and as a matter of good practice the Parish Council determined that it would be appropriate to review the Plan.	To provide greater accuracy.
Para 1.11	<del>The draft Local Plan submitted to the Inspector in 2019 included a policy to proceed with such a development. The Inspector rejected this policy as unsustainable, undeliverable, and not required to meet the identified housing needs during the plan term. To mitigate the plan being found unsound the district council removed any reference in the current local plan.</del> <u>The draft Local Plan submitted to the Inspector in 2019 included a policy to proceed with such a development. The Inspector rejected this policy due to concerns with the supporting evidence, specifically the sustainability appraisal and inadequate evidence on deliverability. The policy was not needed to meet the identified housing requirement during the plan period and the Inspector recommended its deletion. Accordingly, to prevent the plan being found unsound, the District Council removed reference in the current local plan.</u>	To provide greater accuracy.
Para 1.13	However, the situation changed and by November 2021, when government funding had failed to meet the levels that MHCLG advised the District Council to expect, the project was <u>concluded</u> <del>curtailed</del> . <del>The District</del>	To provide greater accuracy.

## Winchfield Neighbourhood Plan: Proposed Changes

	<p>Council stated in July 22 that in closing the project the 10 informed and evidenced baseline reports which had been produced by Gallagher Estates and Lightwood would underpin any future Local Plan review and help advise the District Council of the viable options for meeting future housing needs and would be saved ready for the Local Plan review. <u>The District Council's position is that it will take the learning from the Garden Community Project, including ten evidence base reports commissioned as part of the project, into consideration when it prepares the next plan when the reasonable alternatives for significant housing growth will be considered.</u></p> <p><i>Amend Footnote</i>  <u>Item 73, Cabinet Meeting, Hart District Council, November 2021.</u></p>	
Para 1.17	<p>An opportunity has also been taken to rationalise some policies by amalgamating them into single criteria-based policies. The proposed modifications are such that the Parish Council acknowledges that an independent examination of the new Plan will be required followed by a local referendum. Subject to the outcome of the referendum the new Plan would be 'made' (<del>adopted</del>) by Hart District Council; the current Plan would be revoked. <u>The 'new' plan would formally become part of the Development Plan for the area.</u></p>	To provide greater accuracy.
Para 3.14	<p>Policy NBE3: Thames Basin Heaths Special Protection Area indicates that new development which is considered to have a significant effect of <u>on</u> the ecological integrity of the Thames Basin Special Protection Area will be required to demonstrate that measures are in place to avoid or mitigate any potential adverse effects.</p>	Correction of typographical error.
Para 4.14	<p>New road and verge markings with additional signage are planned to encourage extra care and lower speeds through the village. Speed limits and traffic movements are monitored to inform future actions to encourage safety and to reduce the dangers on our narrow lanes, tight bends, and beneath bridges but the 12th Century pattern of lanes is deliberately preserved. Attention will also focus on discouraging large goods vehicles and HGV drivers using 'sat nav' directions as a short cut through Winchfield. <u>Although these matters do not directly relate to the development and use of land the aim is to make everyday village life safe and secure.</u></p>	Additional sentence added to provide clarity.
Para 4.15	<p>Winchfield will play a significant part in supporting Hart's initiatives <u>on Climate Change</u> particularly through its capacity to capture carbon which is absorbed by its landscape of trees, hedgerows, fields, and ancient woodland. The largest carbon sequestration rates in the UK are in native broadleaf woodlands which, in Winchfield, comprise at least 61 hectares. <u>Winchfield was an early adopter of solar technology and currently hosts two, 4.5MW Solar Farms, which generate green energy.</u></p>	Additional sentence added

## Winchfield Neighbourhood Plan: Proposed Changes

Policy NE1	<p>Development should respect the key characteristics of the landscape character areas identified and described in the Winchfield Landscape Character Assessment. Development will be permitted only where it:</p> <ul style="list-style-type: none"> <li>a) <del>retains conserves and reinforces</del> <u>enhances</u> the key characteristics of the parish, having regard to the relevant landscape character area description,</li> <li>b) is designed and sited to harmonise with the existing landscape, and</li> <li>c) provides landscape impact mitigation measures as part of the proposal <u>where needed</u>.</li> </ul> <p>Proposals for <u>new</u> development outside the defined settlement boundaries <u>Winchfield Court, Winchfield Hurst and Beauclerk Green and changes in the use of land</u> should <u>usually</u> be accompanied by a Landscape and Visual Impact Appraisal that demonstrates how the proposal:</p> <ul style="list-style-type: none"> <li>d) can be accommodated in the <u>existing landscape</u> <del>countryside</del> without having <u>an unacceptable</u> <del>a detrimental</del> impact, by reason of height, scale, materials, siting, and location, <del>on the character and appearance of the countryside, and</del></li> <li>e) <del>retains conserves and reinforces</del> <u>enhances</u> the key characteristics of the parish, having regard to the relevant landscape character area description, <u>and,</u></li> <li>f) <u>avoids physical and visual coalescence with the neighbouring settlements of Fleet, Hook, Hartley Wintney and Dogmersfield.</u></li> </ul>	Policy wording amended and revised to achieve greater clarity.
Para 5.18 to 5.21	<p><b>Key Views</b></p> <p>A separate appraisal of views has been undertaken as part of the Neighbourhood Plan Landscape Character Assessment <del>in order</del> to identify and describe Key Views within Winchfield Parish. <sup>14</sup> <u>The Key Views document supports Policy NE2 and should be read in conjunction with the policy.</u></p> <p><del>Key Views are those views which allow Winchfield's landscape qualities (characteristics of the landscape that are valued) to be most easily appreciated. These views are all from publicly accessible locations, such as public rights of ways and rural lanes. Without consideration as part of development proposals, such views risk being harmed or lost.</del></p> <p><del>The landscape of Winchfield is relatively complex. Development is infrequent and dispersed in clusters across the Parish and there is no clear 'village centre'. A high coverage of woodland combined with a gentle topography means that views are often localised, and focused. There are few long distance views. The</del></p>	Revised text incorporated to achieve greater clarity.

## Winchfield Neighbourhood Plan: Proposed Changes

	<p><del>dispersal of distinctive buildings and high coverage of woodland has led to a larger number of Key Views being identified than might otherwise be the case in a less wooded parish with a single village.</del></p> <p><u>The landscape of Winchfield is relatively complex. Development is infrequent and dispersed in clusters across the Parish and there is no clear 'village centre'. A high coverage of woodland combined with a gentle topography means that views are often localised, and focused. There are few long-distance views. The dispersal of distinctive buildings, and high coverage of woodland has led to a larger number of Key Views being identified than might otherwise be the case in a less wooded Parish.</u></p> <p><u>The descriptions of the Key Views include notes on things that might detract from the views and the possible risks to them. The current detractors include the M3, the railway and the high voltage lines. Risks generally concern changes that might impact the character and amenity of the view, such as the expansion of development surrounding an existing residential cluster. Although not referenced in relation to any specific views, a general risk to visual amenity within the Parish is the ambition by Hart District Council for a new settlement.</u></p> <p><u>Landscapes inevitably change over time, but the quality and appropriateness of outcomes can vary. It is not intended to prescribe how landscape change occurs, but it is recommended that the management of change respects the landscape qualities and views that have been identified. Examples of how the landscape might be managed in relation to the conservation of Key Views include, where relevant, continued management of foreground vegetation so that views can continue to be enjoyed (e.g., where views have been identified looking over/above a hedgerow) and continuing not to mow grassy verges alongside rural lanes, where these contribute to the character and quality of views.</u></p> <p><u>In total, the appraisal identifies 26 Key Views have been identified (see , as identified by Figure 5.5) which is a product of the diverse landscape within the parish. It also describes the experience and appreciation of Winchfield's landscape qualities at each of the locations. Each view is fully described in the Key Views document however Figure ## summarises the landscape qualities of each viewpoint which are illustrated by Figure ##.</u></p> <p><i>Table and individual plans to be inserted.</i></p>	
Policy NE2	<p>Key views from public vantage points in Winchfield, as identified by Figure 5.5, <del>and detailed below</del> will be <del>maintained and enhanced to</del> <u>retained</u> <del>conserve and</del> <u>reinforced</u> <del>enhance to</del> <u>maintain the attractiveness of</u> distinctive views <del>the unique landscape and scenic beauty within the parish.</del> Proposals for development within</p>	Policy wording amended and revised to achieve greater clarity.

## Winchfield Neighbourhood Plan: Proposed Changes

	the key views should be accompanied by a Landscape and Visual Impact Appraisal that demonstrates how the proposal will <u>retain</u> <del>conserve</del> and <u>reinforce</u> <del>enhance</del> the view(s). <u>Development proposals will not be supported which have an unacceptable impact on the characteristics of important views identified by Figure 5.5 and listed in Figure 5.6.</u>	
Para 5.24	This Neighbourhood Plan therefore underscores the importance of Policy NBE2: Landscape in the adopted Local Plan which requires that development proposals respect and wherever possible enhance the special characteristics, value or visual amenity of the District's landscapes. Criterion (e) to the policy makes it clear that development proposals should not lead to the physical or visual coalescence of settlements, or damage their separate identity, either individually or cumulatively with other existing or proposed development." The supporting text to this policy makes it clear that development that would result in a perception of settlements coalescing, or which would otherwise damage their separate identity, will be resisted. <u>See Figure 5.7. In view of the dispersed settlement pattern in Winchfield this Neighbourhood Plan fully supports the provisions of Local Plan Policy NBE2 and the accompanying text, to guide development proposals.</u>	Correction of typographical error.  Additional text added to provide greater clarity.
Figure 5.7	<u>The Dispersed Settlement Pattern</u>	Amended Title
Before Para 5.25	<u>Brenda Parker Way</u>	Sub-Heading added to provide greater clarity.
Para 5.25	To the north west of the Parish is a 'green lane', an ancient sunken footpath on the Winchfield / Hook Parish boundary. This path, a section of the Brenda Parker Way which is a part of the National Footpath Network has, for some years been a BOAT (Byway Open to All Traffic). The permitted use of wheeled vehicles has caused considerable damage to the path and the flora on either side. As the most historic path in the Parish there is significant evidence of rare and notable species of flora and the overhead canopy provided by the ancient trees is a vital wildlife corridor. Application is being made for this path to be classified as a Site of <u>Importance</u> <del>Interest</del> for Nature Conservation (SINC) and to reclassify the BOAT as a bridleway thereby restricting other uses which may cause further damage to this historic route.	Correction of error.
New Para	<u>A world first project is currently underway mapping sunken lanes to analyse and understand their cultural value; the initial findings will be published by Natural England in 2023.</u>	Additional text added.
Para 5.26	To provide further protection to this important path Winchfield Parish Council is working with Hook Parish	Text revised to provide greater

## Winchfield Neighbourhood Plan: Proposed Changes

	<p>Council to safeguard <u>the historical and biodiverse importance of the path and its setting which is defined as a landscape corridor in the Winchfield Landscape Character Assessment.</u><sup>1</sup> <del>its setting by identifying the significance of the land to the east as a landscape corridor as defined by Figure 5.8 (see also report in evidence base from Michelle Bolger Expert Landscape Consultants).</del> <u>For the avoidance of doubt, this Plan does not make any formal designations within the Parish of Hook.</u></p> <p><i>Footnote to be added.</i></p>	<p>clarity including confirmation that the Plan does not make any formal designations within the Parish of Hook.</p>
Policy NE3	<p>The <u>Brenda Parker Way</u> landscape corridor as shown on Figure 5.8 has been designated to safeguard the ancient sunken path or 'green lane' which is part of Brenda Parker Way. This section of the long-distance path is a shared Parish boundary between Hook and Winchfield. <u>Development which safeguards the Brenda Parker Way corridor, and its setting will be supported.</u></p>	<p>Policy wording revised to provide greater clarity.</p>
Figure 5.8	<p><i>Revised Figure 5.8 to be inserted.</i></p>	<p>Figure 5.8 revised and simplified.</p>
Policy NE4	<p>Development proposals which would result in the loss of or damage to ancient woodland <u>and ancient or veteran trees</u> will not be supported <u>unless there are wholly exceptional reasons</u>. The loss of or damage to other areas of woodland, trees and hedgerows will be resisted.</p> <p><u>Proposals which impact on trees and hedgerows</u> All proposals should provide for <u>their</u> the retention of <del>existing trees and hedgerows</del> and <u>be</u> accompanied by a tree survey that establishes the health and longevity of any affected trees <u>and hedgerows</u>.</p> <p><u>Proposals for minor or major developments</u> All proposals should make provision for new tree and hedgerow planting with locally native species.</p>	<p>Policy wording amended to ensure consistency with the NPPF.</p>
Para 5.44	<p>There are very few streetlights in Winchfield and those that exist are near the station and in Beauclerk Green. The night sky is therefore largely free from light pollution <del>which disrupts the natural diurnal rhythms of flora and fauna. Most residents are aware that setting minimum 'on' times to their security lights significantly contributes to Winchfield's dark skies and benefits wildlife activity. Light pollution is detrimental to many species of nocturnal animals and birds, in particular owls and bats which are still frequently seen</del></p>	<p>Additional evidence provided to support Policy NE5.</p>

<sup>1</sup> See 'Brenda Parker Way' by Michelle Bolger Expert Landscape Consultants, Appendix A



## Winchfield Neighbourhood Plan: Proposed Changes

	<p><del>and heard in Winchfield.</del> <u>Light pollution is a generic term referring to artificial light which shines where it is neither wanted nor needed. In broad terms, there are three types of light pollution:</u></p> <ul style="list-style-type: none"> <li><u>skyglow – the pink or orange glow we see for miles around towns and cities,</u></li> <li><u>glare – the uncomfortable brightness of a light source</u></li> <li><u>light intrusion – light spilling beyond the boundary of the property on which a light is located, sometimes shining through windows and curtains.</u></li> </ul>	
New Para	<p><u>CPRE, the Campaign to Protect Rural England has, using data based on satellite maps from 2016, provided interactive maps which allow us to see that Winchfield, right in the centre of Hart, is largely a dark area until you move to the north-west of the Parish where the station, the M3 and our more urban neighbours increase the levels of light pollution. On Figure ## the deepest colours of blue show the darkest skies.</u></p>	Additional evidence provided to support Policy NE5.
New Figure	<p><i>New Figure to be inserted</i></p>	Plan to show extent of dark skies.
New Para	<p><u>There is increasing awareness of the impact that light pollution can have on wildlife, by interrupting natural rhythms including migration, reproduction and feeding patterns. Not only is light shining upwards where it is not needed and affecting the behaviour of wildlife it is wasting energy and money; lights can account for between 15-30% of a Council's carbon emissions.</u></p>	Additional evidence provided to support Policy NE5.
Policy NE5	<p>To maintain Winchfield's Dark Skies <u>all</u> proposals involving the installation of outdoor lighting <u>should:</u> <del>will only be supported where</del></p> <ol style="list-style-type: none"> <li><u>provide</u> the minimum level necessary for the secure and safe operation of the development <del>is provided,</del></li> <li><u>minimize</u> light spillage and glare <del>is minimised</del> (especially where the development is in the countryside or on the edge of a settlement) and</li> <li><u>not have an</u> <del>there is no</del> adverse impact upon highway safety, landscape character, biodiversity, or designated heritage assets. <sup>18</sup></li> </ol>	Policy broken into three criteria for ease of use.
Policy NE6	<p>Development proposals should retain, and where possible <u>reinforce the value of</u> <del>enhance</del>, existing watercourses, wetlands, ponds, copses, woodlands, mature native trees, hedgerows, and roadside verges. The loss of, or material harm to, key features <u>that are biodiverse</u> <del>of the landscape</del>, such as the Basingstoke Canal, <del>trees, hedgerows,</del> and other natural features <del>including ponds</del> will not be supported <u>if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or compensated for.</u></p>	<p>Policy wording revised to reflect the provisions of the NPPF.</p> <p>The clause relating to new accesses has been removed as recommended because it is overly</p>

## Winchfield Neighbourhood Plan: Proposed Changes

	<p>Planning permission should be refused where suitable mitigation or compensation measures cannot be achieved.</p> <p><del>Where a new access is proposed, or an existing access is widened through an existing hedgerow, a new hedgerow of native species of sufficient maturity shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.</del></p> <p>All development proposals will be supported where they provide a measurable net gain <u>of 10% (minimum)</u><sup>2</sup> in biodiversity through, for example,</p> <ul style="list-style-type: none"> <li>a) the creation of new natural habitats including ponds,</li> <li>b) the planting of additional <u>native</u> trees and hedgerows (reflecting the character of Winchfield's traditional hedgerows), and</li> <li>c) restoring and repairing fragmented biodiversity networks through, for example, additional planting and habitat creation.</li> </ul>	specific.
Para 5.57	<b><u>Carbon Sequestration and Storage</u></b>	Sub-Heading added to provide greater clarity.
Para 5.57 to 5.62	<i>Paragraphs revised - see schedule of text changes.</i>	To reflect latest learning on the subject.
Policy NE7	<p><del>Opportunities for proposals to</del> <b><u>Proposals which</u></b> contribute to energy efficiency and renewable low carbon energy generation will be <u>supported</u> <del>encouraged</del> subject to compliance with other development plan policies <u>providing they:</u> <del>but especially if they:</del></p> <ul style="list-style-type: none"> <li>a) do not adversely <del>effect</del> <b>effect</b> the character and appearance of the landscape,</li> <li>b) do not result in the loss of higher quality agricultural land,</li> <li>c) <u>improve</u> <del>conserve or enhance</del> biodiversity, and</li> <li>d) make provision for additional tree and hedgerow planting.</li> </ul>	Policy wording amended and revised to achieve greater clarity.
Unnumbered para, p47	<p><i>Number para</i></p> <p>Winchfield lies materially within the zone of influence of the Thames Basin Heaths Special Protection Area</p>	To provide greater accuracy.

<sup>2</sup> Under the Environment Act 2021 all planning permissions granted in England (with a few exemptions) have to deliver at least 10% biodiversity net gain measured using Defra's biodiversity metric.

## Winchfield Neighbourhood Plan: Proposed Changes

	(TBHSPA) <u>set at 5km linear distance from the SPA boundary.</u> Within this zone of influence Natural England has identified that additional housing development is likely to have a significant effect on the <u>ecological integrity of the SPA.</u> <del>Therefore, any proposals for new development within this zone must include measures to protect its integrity.</del> <u>New housing development within this zone will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.</u>	
Para 6.9	Future development <u>should therefore respect the character of the landscape, the setting of listed buildings and the sense of place that exists so that the</u> <del>must not intrude on the physical or visual setting of any listed building, must be in keeping with the local character and respect the existing landscape setting and sense of place of any such heritage asset or its surrounding environment so that its significance</del> <u>of our historic landscape</u> can continue to be appreciated and understood.	Text revised to provide greater clarity.
Policy HE1	<p>To ensure the conservation and enhancement of <u>designated</u> heritage assets in the Parish, and to retain local distinctiveness, all proposals affecting a <u>designated</u> heritage asset should be accompanied by a Heritage Statement. The level of detail in the Heritage Statement should be proportionate to the importance of the asset, the works proposed, and be sufficient to understand the potential impact of the proposal on its significance and or setting.</p> <p>The Heritage Statement should identify as a minimum the significance of the asset, the potential impact of the proposal upon that significance, including the contribution made by its setting, and provide justification for the proposals in the light of that significance. <del>Clear justification should be provided for any works that would lead to harm to a heritage asset and yet be of wider substantial public benefit.</del> <u>Proposals which lead to substantial harm or total loss of significance to a heritage asset will not be supported. Proposals which lead to less than substantial harm to the significance of the heritage asset will be weighed against the public benefits that might accrue from the development.</u></p> <p>If appropriate the Heritage Statement should clearly set out any mitigation measures that may be required including the possible establishment of buffer zones. All proposals which potentially affect heritage assets should have regard to Historic England advice and guidance.</p>	Policy wording revised to reflect the provisions of the NPPF and to clarify that it relates to designated heritage assets.
Para 6.39	In addition to nationally listed buildings, formally designated by the Secretary of State or included on the National Heritage List, there are also non- listed buildings, structures and sites that are locally significant. <u>Near the oldest farms there are cottages previously farm buildings or homes for farm workers. Although not listed they add to Winchfield's agricultural history.</u> There are several such examples in Winchfield that make a positive contribution to the character and distinctiveness of the village. This may be due to their historic,	Text revised to provide greater clarity.

## Winchfield Neighbourhood Plan: Proposed Changes

	aesthetic, evidential or communal value, architectural significance or a combination of these factors. These have been identified by plan-making bodies as having importance thereby meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. These are 'non-designated heritage assets'.	
Para 6.41	<del>Figure 6.4 Table 7.1</del> sets out the selection criteria which have been used in this Neighbourhood Plan for the purposes of identifying non-designated heritage assets in the parish. The selection criteria <del>follows</del> <u>is in line with the Historic England guidance, <a href="#">Local Heritage Listing: Identifying and Conserving Local Heritage. Historic England Advice Note 7 (Second Edition) 2021</a> on 'Local Heritage Listing' (2016).</u>	Correct reference added.
Table 7.1	<u><a href="#">Figure 6.4</a></u>  <i>Add footnote:</i>  <u><a href="#">Based on commonly applied selection criteria for assessing the suitability of assets for inclusion in a local heritage list.</a></u>	Error corrected.  Footnote added to provide further clarity.
Para 6.42	Each entry includes the name of the structure or group, a photograph and a brief description. This is intended as an aid for identification and is not an exhaustive list of the elements of significance. More comprehensive information on each asset is in Appendix D.  <ul style="list-style-type: none"> <li>• The Old School – WH, HA, AC, SH</li> <li>• The Oast House – AH, SH</li> <li>• The Grange – AH, SH</li> <li>• Triangle Cottage – WH, AC, HA</li> <li>• <del>Swans Farm Cottages – WH, HA</del> <u><a href="#">The Mural at Winchfield Station WH, WS, SH</a></u></li> <li>• The Chase – WH, PO, WS</li> <li>• Cranford Cottages – WH, AH</li> <li>• The Winchfield Inn – WH, WS, PO, HA</li> <li>• Memorial tablet in St Mary's Church – WH, SH</li> <li>• Winchfield Lodge – WH, AC, HA</li> <li>• The Barley Mow Pub – WH, BC, SH</li> <li>• The brickfield or brickyard and Kiln – WH, AH, HA.</li> </ul>	Listed updated at request of respondent.
Policy HE2	The <u><a href="#">significance</a></u> <del>retention and protection</del> of non-designated heritage assets, including buildings, structures, features, archaeological sites, and gardens of local interest <u><a href="#">should be conserved where possible</a></u> <del>must be</del>	Policy wording revised to reflect the provisions of the NPPF.

## Winchfield Neighbourhood Plan: Proposed Changes

	<p>safeguarded.</p> <p>Proposals for any works that <del>would effect the significance or</del> lead to the loss of <del>or substantial harm to</del>, a non-designated heritage asset <del>or a building of local significance</del> must be supported by a proportionate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss <del>of</del> significance <del>to</del> of the <u>non-designated</u> heritage asset.</p> <p>In Winchfield the non-designated heritage assets comprise:</p> <ul style="list-style-type: none"> <li>• The Old School / <u>The Old School House</u></li> <li>• Curtilage buildings associated with Court House Farm</li> <li>• The Memorial Tablet in St Mary's Church</li> <li>• Triangle Cottage</li> <li>• <del>Swans Farm Cottages</del></li> <li>• The Chase</li> <li>• The Mural at Winchfield Station</li> <li>• Cranfield Cottages</li> <li>• The Winchfield Inn</li> <li>• Winchfield Lodge</li> <li>• The Barley Mow Public House.</li> </ul>	Reference to Swann Farm Cottages removed at request of respondent.
Para 7.2	<p><u>Hart is one of the areas that has been recognised as a high value area by Homes England.</u> Property in Winchfield is expensive and it is hard for younger people to buy homes here. <u>The Housing Needs Survey found that the average price paid for all sized properties sold within Winchfield over the previous 2 years would require 17 times the Hart median income of £37,082 and 23 times the Hart lower quartile income threshold of £27,137.</u> We also have elderly residents who would prefer to move to a smaller and more manageable sized home but stay in the village, particularly if they can be supported by family members. Winchfield residents want future development to focus on providing homes for local people and for those homes to be of a size which is more affordable.</p>	Additional text added to reflect recent evidence.
Para 7.15	<p>Housing should be provided on a scale which is appropriate to the character of the village <del>that</del> and will enable new residents to integrate easily into village life. <del>If possible, there should be provision for those with a strong local connection to have preferential access to housing encouraging a supportive family structure.</del></p>	Text revision required.
Policy BE1	<del>The Neighbourhood Plan area will accommodate development commensurate with Winchfield's position in</del>	Policy wording amended to ensure

## Winchfield Neighbourhood Plan: Proposed Changes

	<p><del>the District's Settlement Hierarchy.</del></p> <p>Proposals for new <u>housing</u> development are expected to take place within the <del>defined</del> Settlement Boundaries <del>identified on the Policies Map</del>. Development outside the <del>defined</del> Settlement Boundaries will only be permitted if it is in accordance with national and local planning policies and the policies of this plan.</p> <p>For the purposes of this Policy, Winchfield Hurst, Winchfield Court, Beauclerk Green/ Station Road are defined as settlements.</p> <p>All new development should be carefully sited to minimise its impact upon the essentially open character of Winchfield and not adversely affect the natural beauty and landscape of the local and wider area. Existing areas of settlement, the gaps between them, and important views into and out of them should be respected.</p> <p>All new development should be of scale which is appropriate to the character of the village and be sympathetic to its surroundings and be of high-quality design, protecting important hedgerows and treelines, and incorporate hard and soft landscaping particularly in edge of settlement locations.</p> <p>All accesses serving new development should seek to avoid increasing the number of openings onto rural lanes in the interests of highway safety and the rural nature of the village.</p>	consistency with the NPPF.
Para 7.21	<p>In late 2020 the Parish Council engaged with Action Hampshire (AH), a registered housing charity, and Hart District Council (HDC) to investigate the need for affordable homes in the parish. Under the leadership of AH a Housing Needs Survey was prepared, distributed to all households in the Parish and resulted in a 40% response rate identifying the need for 6 to 8 affordable homes. The Parish Council accepted the report, and a Working Group was set up, chaired by AH with representatives <del>from the Parish Council and District Council's Housing Team.</del> <u>from the Parish Council and District Council's Housing Team.</u> <del>from HDC (planning and housing) and two Winchfield Parish Councillors.</del> The Parish Council confirmed that a project should be initiated to determine the viability of a Rural Exception Site in the parish which would provide <del>socially</del> rented <u>affordable</u> properties, available in perpetuity, to those who have a direct connection with the Parish.</p>	Text revision made to provide clarity.
Para 7.22	<p>Action Hampshire instituted a process to contact all landowners in the Parish to determine the availability of any suitable land for the Rural Exception Site. <u>Several</u> <del>A number of</del> potential sites were put forward. The next stage <u>involved the identification and appointment of</u> <del>was to identify and appoint</del> the Housing Provider. Three organisations responded to the invitation and were formally interviewed by the Working Group followed by a due diligence exercise. English Rural <u>Housing Association (ERHA)</u> was duly appointed and is now</p>	Text revision made to provide clarity.



## Winchfield Neighbourhood Plan: Proposed Changes

	<p>represented on the Working Group. The <del>process will initially proceed with planning team at HDC in association with ERHA</del> English Rural <del>and HDC</del> are conducting a viability and sustainability assessment on the proposed sites and the Working Group will be advised on their suitability. <u>Following consideration by the Working Group and the Parish Council, the</u> next stage will be to present these findings at the first of a series of public <u>consultations in Spring 2023</u> <del>engagement meetings so that to obtain</del> feedback <del>can be obtained</del> on the proposed sites and the <del>preliminary</del> outline development plans. <u>The Working Group will select the preferred site based on the results of the consultation. The planning application will be submitted by ERHA to HDC for approval.</u> It may well take up to a further <u>18 months</u> <del>two years</del> for a site to be completed and <u>before</u> the first residents to move in.</p>	
Policy BE2	<p>Proposals for the development of small-scale affordable housing schemes, on rural exception sites outside <u>and in close proximity to</u> the settlement <u>boundaries of Winchfield Hurst, Winchfield Court and Beauclerk Green/Station Road or other notable areas of settlement</u> <del>boundary</del>, where housing would not normally be permitted by other policies, will be supported where there is a proven local need, and it reflects the findings of the Winchfield Housing Needs Survey <u>providing it:</u> <del>provided that the housing:</del></p> <ul style="list-style-type: none"> <li>a) remains affordable in perpetuity; and</li> <li>b) is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and</li> <li>c) is offered, in the first instance, to people with a demonstrated local connection because they already live in the Parish, are closely related to an existing resident or work within the immediate area.</li> </ul> <p>Where <u>criterion (c) is not applicable the</u> <del>there is no need</del> a property should <del>then</del> be offered to those with a demonstrated need for affordable housing <u>from a</u> neighbouring villages. These requirements will be delivered through a legal agreement attached to the planning permission for the housing development.</p> <p>Any application for affordable housing in respect of this policy should be accompanied by a specific detailed assessment of the need and <u>how</u> the accommodation proposed <u>will</u> <del>should</del> contribute to meeting this proven need.</p> <p><u>Some market housing will be supported as part of a rural exceptions site where it would facilitate the provision of rented affordable accommodation to meet local needs.</u></p> <p><del>A small number of market homes will only be permitted where it can be demonstrated:</del></p> <ul style="list-style-type: none"> <li><del>a) — that no other means of funding the construction of the affordable homes is available; and</del></li> </ul>	Policy wording amended to ensure consistency with the NPPF and the provisions of the Hart Local Plan.

## Winchfield Neighbourhood Plan: Proposed Changes

	<p>b) <del>the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.</del></p> <p>Where <u>rural exception sites</u> sites for affordable housing in the countryside are brought forward with an element of <u>open</u> market housing, both housing tenures <u>shall</u> <del>should</del> be built to the same design standards <u>so that they are indistinguishable in appearance</u> and contribute towards the character of the area.</p>	
Para 7.26	"Good design is indivisible from good planning".	Correction of typographical error.
Para 7.31	All developers, whether residential or commercial, are strongly encouraged from the outset of the design process to engage with ecological experts such as the Wildlife Trust. The use of wildlife friendly building products e.g. <u>bird and bat</u> bricks, <u>nesting</u> boxes, tiles, and other items specifically designed for incorporation into a building to encourage wildlife and pollinators will be fully supported	Text revised to provide more expansive examples.
Para 7.33	No amount of sensitive design can compensate for new homes that are too small. All new housing should have sufficient internal space to cater for a variety of different household needs, with the aim of promoting high standards of liveability and accessibility and be capable of accommodating changed personal circumstances, and growing families <u>and home working</u> . All new homes in Winchfield should be built to meet or exceed nationally described space standards <sup>32</sup> , for new homes, or successor requirements. This is supported by Local Plan 2032 Policy H6: 'Internal Space Standards for New Homes.'	Additional text added to acknowledge the growth in home working.
New Paras	<p><i>To follow 7.33</i></p> <p><u>Evidence collected to support the preparation of the current Neighbourhood Plan demonstrated that most respondents were in favour of smaller sized properties being built within the village. That position has not changed and is supported by the most up to date information collected by the District Council.</u></p>	Additional text added in response to comments from respondents.
New para	<u>The Strategic Housing Market Assessment 2016<sup>3</sup> which forms part of the evidence base to the Local Plan indicates that the largest share of demand for new homes is likely to come from households needing two-and three-bedroom homes. In the affordable sector, the assessment suggested around 75% of the requirement is for homes with one or two bedrooms, with around 25% of the requirement being for larger homes with three or more bedrooms.</u>	Ditto

<sup>3</sup> Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment 2014 – 2033, November 2016

## Winchfield Neighbourhood Plan: Proposed Changes

New para	<u>It is expected that all new homes in Winchfield will not exceed two storeys in height and be harmonious with the character of the village. All housing should be traditionally designed with smaller properties taking the form of farm or workers' cottages, or as several apartments within one building styled like a country home<sup>4</sup>.</u>	Ditto
New para	<u>All developers, whether residential or commercial, are strongly encouraged as a matter of good practice to engage in pre-application discussions with the District Council, consulting the Parish Council, statutory bodies, and residents as appropriate, before they advance their proposals.</u>	Ditto
Policy BE3	<p>In all new housing developments, there shall be an emphasis on providing two and three-bedroomed homes unless it can be demonstrated that:</p> <p>a) the circumstances relating to the tenure of the housing dictate otherwise; or b) the latest publicly available housing needs information for the Plan area identifies a need for a different mix.</p> <p>The provision of bungalows will also be supported where the proposal would not have a detrimental impact upon the character of the area within the vicinity of the site.</p> <p><del>New homes in Winchfield should not exceed two storeys, to be harmonious with the existing visual aspects of the village. Housing should be designed as traditional family homes, farm or workers' cottages, or as several apartments within one building styled like a country home, or otherwise designed to an acceptable alternative.</del></p> <p><del>Proposals that include affordable housing will be required to ensure that it is designed and built to be 'tenure blind' (so that it is indistinguishable from open market housing).</del></p>	Policy wording revised to avoid repetition of requirements in BE2. The requirements in relation to dwelling height have been moved to BE4 – Design Considerations.
Policy BE4	<p>Proposals for all new development must reflect the local characteristics in the Neighbourhood Plan area and create and contribute to a high quality, safe and sustainable environment.</p> <p>Planning applications should, as appropriate to the proposal, demonstrate how <u>the design</u> they:</p> <p><del>a) recognise and address the key features, characteristics, landscape/ building character, local distinctiveness, and special qualities of the area and/or building and, where necessary, be supported by a</del></p>	Policy wording revised to avoid repetition with other neighbourhood plan policies.

<sup>4</sup> Tis is supported by the Parish Survey, 2014 and Community Engagement Events, 2020 – 2022.

	<p>landscape and visual impact assessment to demonstrate this;</p> <p><del>b) do not involve the loss of a garden, or an open, green, or landscaped area which makes a significant contribution to the character and appearance of that part of the village;</del></p> <p><del>c) taking mitigation measures into account, do not adversely affect:</del></p> <p><del>i) any historic character, architectural or archaeological heritage assets of the site and its surroundings;</del></p> <p><del>ii) important landscape characteristics including mature trees and hedgerows and other prominent topographical features</del></p> <p><del>iii) identified important views into, out of, or within the village as identified by Policy NE2, and</del></p> <p><del>iv) sites, habitats, species and features of ecological interest which might negatively impact any notable or protected species of flora or fauna;</del></p> <p><del>d) do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources without mitigation;</del></p> <p><del>e) produce designs that respect</del> <u>respects</u> <del>the character, scale, and</del> <u>development</u> <del>density of the locality.</del> <u>New dwellings should not exceed two-storeys in height, result in the loss of garden land or other landscaped or green spaces and</u> <del>and for new dwellings ensuring garden sizes are proportionate—and at least the size of the property footprint—to be in character with the village;</del></p> <p><del>f) is produce designs that are</del> <u>is</u> <del>produce designs that are</del> energy efficient, incorporating the use of sustainable and responsibly sourced materials and renewable, decentralised and/or low carbon energy generation technologies. Current and emerging technologies should also be considered including combined technologies for larger developments or developments involving more than one dwelling;</p> <p><del>g) produce designs which encourage and promote biodiversity;</del></p> <p><del>c) h) accords</del> <u>h) accords</u> <del>produce designs, in accordance with standards, that maintain or enhance the safety of the highway network</del> <u>ensuring</u> <del>and that all vehicle parking, turning areas, and space for loading and unloading is provided within the site curtilage;</del></p> <p><del>d) makes provision for hard and soft landscaping including the use of native hedgerow planting to the return splays of new or widened accesses</del></p> <p><del>e) i) provides</del> <u>i) provides</u> <del>provide for the proper disposal of wastewater and effluent;</del></p> <p><del>f) j) incorporates</del> <u>j) incorporates</u> <del>incorporate porous materials in all areas of hard landscaping</del> <u>sustainable drainage systems including, where feasible, rainwater and storm water harvesting, and not result in water run-off that would add to or create surface water flooding;</u></p> <p><del>g) k) makes</del> <u>k) makes</u> <del>make adequate provision for the covered storage of all waste</del> <u>containers;</u> <del>requirements with bins, bicycles, sports and lifestyle equipment;</del></p> <p><del>h) incorporates space for the secure storage of bicycles and other sports and lifestyle equipment in</del></p>	
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## Winchfield Neighbourhood Plan: Proposed Changes

	<p><u>accordance with District Council standards,</u></p> <p>i) <del>h) includes</del> include suitable ducting capable of accepting fibre to enable superfast broadband; and</p> <p>ii) <del>m) provides</del> and provide one electric vehicle charging <u>points</u>; point which is capable of use per new off-street parking place created in accordance with the relevant safety requirements.</p> <p><u>Development should not be located where its users and nearby residents would be significantly and adversely affected by noise, smell, light, vibration, or other forms of pollution from existing sources without mitigation.</u></p>	
Para 7.36	<p>New development will be required, where appropriate, to make provision for the management of surface water run-off <u>to avoid flooding</u>. <del>in order not to exacerbate the situation.</del> The preferred method is infiltration which reduces <u>sewer and river flooding and the flood threats from river floods and best matches existing the historical 'green field' absorption rates.</u> of surface water by woodland and agriculture. The attenuation and recycling of surface water and rainwater will be required through the incorporation of Sustainable Drainage Systems (SuDS) <u>for proposals involving ten or more homes or sites larger than 0.5 ha and where more than 1,000m<sup>2</sup> of commercial floor space is proposed.</u> In addition, consideration should be given to on-site rainwater and stormwater harvesting, greywater recycling and the management of run-off <u>to potentially reduce surface water flooding and water management to reduce the potential for making the situation worse</u> as required by Policy BE4— Development Design Considerations. <u>It is the responsibility of the developer to ensure that proper provision is made for surface water drainage.</u></p>	Text revised to provide greater clarity and guidance.
Para 7.38	<p>Local Plan Policies INF1, NBE6 and NBE 7 give clarity to current infrastructure requirements, but most rural dwellings do not have access to mains drainage. Individual wastewater treatment plants are gradually replacing older styles of septic tanks but adding additional dwellings to a wastewater treatment plant which is already at its maximum <u>capacity</u> performance is a specific hazard to health, especially if the receiving water environment is unable to accept the additional discharge and will not be supported. <u>Developers are therefore encouraged to contact the relevant utility provider at the earliest opportunity to discuss their proposals to identify potential water and wastewater requirements.</u></p>	Additional sentence added to provide further guidance.
Para 7.42	<p>Due to the <u>dispersed nature of the village and the distance from other towns and villages</u> relative rural remoteness, car ownership in Winchfield is higher than the national average. Many residents also use online shopping facilities as there are no local shops <del>or Winchfield has</del> no regular bus <u>or taxi</u> services.</p>	Text revised to provide greater clarity.
Para 7.44	<p>Some rural villages in Hart, particularly Dogmersfield and Crondall, have continuous and hazardous on-street parking which severely impacts traffic flow and is a safety hazard, particularly for cyclists and</p>	Text revised to provide greater clarity.

## Winchfield Neighbourhood Plan: Proposed Changes

	pedestrians. Although there has been minimal development in Winchfield since 2017, residents have specifically requested that the parking requirements should continue as approved in our <u>current</u> Neighbourhood Plan 2017 or even be more rigorous. Winchfield residents <del>see the</del> <u>want to avoid the</u> situation <u>seen</u> in neighbouring villages where stationary vehicles force other road users to make dangerous manoeuvres or where traffic 'gridlocks' due to vehicles stopped or parked on the highway.	
New paras	<i>To follow 7.44</i>  <u>Recent census data (Table 7.1) tells us that car or van ownership in Winchfield in the ten years from 2011 – 2021 has increased significantly. In 2021 at least 50% of homes had at least two vehicles with only 3% having no vehicle at all. Back in 2011 nearly 25% had no vehicle at all and more than 40% had only one vehicle. With increased vehicle ownership parking is a concern to all our residents and good planning for future development is an issue of great importance to them.</u>	Additional evidence provided in response to comments from respondents.
New para	<u>The census data also tells us that the number of people who travel to work by bicycle or on foot has dropped significantly; the narrow lanes are much busier now as shown by our SID (Speed Indicator Device) data. Our Community Engagement Meeting in February 2022 focussed on road use, safety, and parking in the village; feedback clearly demonstrated residents' concerns.</u>	Ditto
New para	<u>Working from home has increased by 15% since 2011. In part this number probably reflects the changes triggered by two years of the Covid pandemic, 2020 / 2021 but many residents continue to work from home and there are requests for this to be accommodated in the design of future development. There are larger vehicles in the village, and in greater numbers at all times, responding to business as well as domestic online purchasing. In future greater emphasis should be placed on ensuring such vehicles can safely deliver and turn without causing a hazard to other residents and road users.</u>	Ditto
Para 7.45	<del>Winchfield is keen to ensure provision of parking spaces and stopping areas for utility vehicles across the village continues to be well designed and appropriate for each dwelling. Inadequate provision for car parking has led to some regular and disruptive on-street parking on some of our narrow village roads, especially where there are no pavements. The recent development at Winchfield Crescent met the required parking requirements from Neighbourhood Development Plan 2017 but the issue of delivery vehicles and turning areas was not included in the road design. In consequence delivery vehicles often park partly on the pavement then need to use private driveways to turn in order to</del> <u>and</u> <del>leave the cul-de-sac.</del>	Text revised to provide greater clarity.



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New para	<i>To follow 7.45</i>  <u>When cars and vans park partly on the path as shown below it restricts vision for other road users and pedestrians cannot easily pass. This development was built in 1997 and parking provision was then in line with District Council standards.</u>	Additional text to support Policy BE5.
New para	<u>Hart District Council has recently reviewed its standards and have published a Technical Advice Note on Cycling and Car Parking in New Development which states at paragraph 2.2 that:</u>  <u>“There are several made Neighbourhood Plans across the Hart district, which form part of the adopted development plan. Where Neighbourhood Plans contain their own parking standards, those standards take precedence over the standards within document, which are a material consideration.”</u>	Additional text to support Policy BE5.
Para 7.46	<u>Given this intention and current first-hand experience</u> residents feel that one space per bedroom plus one visitor space per dwelling is the minimum requirement. Where possible a space for delivery vehicles to safely stop without impeding passing traffic should also be provided. Garage blocks (i.e. multi- dwelling garaging concentrated in stand-alone blocks) are not considered in keeping with the village character and will not be supported. If no garage is to be provided with a dwelling, secure storage space suitable for bicycles and other lifestyle equipment should be provided as set out in Policy BE4—Development Design Considerations. Whilst there are currently no specific size requirements for internal garage space it would be appropriate to require a minimum size to allow at least one door of an SUV type vehicle to open when parked inside the garage.	Text revised to provide greater clarity.
Para. 8.3	Patience, courtesy, and care are needed from all road users and speed indicator devices (SIDs) are positioned in several positions to help deter speeding motorists. Outdoor activity and exercise are vital to both physical and mental health <u>and well-being and being inactive is a major risk to health. People today are 20% less active than in the 1960's, and physical inactivity directly contributes to 1 in 6 deaths in the UK (the same number as smoking)<sup>5</sup>.</u> Winchfield provides an environment for those who wish to enjoy healthy recreation, also for community participation as can be seen annually when the Hart half marathon runners pass this way.	Additional text added to underscore the benefits.
Figure 8.1	<u>Winchfield Parish Footpaths</u>	To provide greater clarity.

<sup>5</sup> The Routledge Handbook of Planning for Health and Well-Being: Shaping a Sustainable and Healthy Future, 2015

## Winchfield Neighbourhood Plan: Proposed Changes

After Para 8.22	<u>St Mary's Church</u>			New Sub-Heading
New Para	<u>In addition to being the oldest Grade 1 listed building in Hart and of great historical and architectural interest St Mary's Church plays a very significant role in the Winchfield Community. The committed and regular congregation attend a service at St Mary's every week and the Clergy cover three Parishes, St John's Hartley Wintney, All Saints Dogmersfield and St Mary's Winchfield. Weddings are very popular at this historic church and, along with christenings and funerals; the church is well utilised and supported by the community.</u>			Additional text added to acknowledge the role of the Church within the community.
New Para	<u>The importance of the church to residents is always demonstrated by a significantly larger attendance for special dates; Easter and Christmas services, a magnificent display of poppies for Remembrance Day and a beautiful candlelit Christmas Carol Service welcomes those of faith or none.</u>			Ditto
New Para	<u>St Mary's is also the venue for some Winchfield Festival events and loved by the artists and audience for the wonderful acoustics and atmosphere at their performances. Concerts are also arranged periodically for fundraising and the Church has an active 'Friends' group who regularly assist with additional financing to maintain the fabric of the church and churchyard.</u>			Ditto
Para 8.32	Rural Criminality is broadly classified as "Any crime and anti-social behaviour occurring in rural areas". Wildlife and heritage crimes are less common but included under the same definition. Any crime often has a significant impact on victims and communities—including vandalism of property, loss of income, intimidation, and a raft of traffic issues both on and off-road. <del>The National Farmers Union (NFU) have emphasised that "Rural crimes are seasonal and very different to urban crimes and require specialist police attention".</del>			Text amended to avoid repetition.
Policy P&C3	Proposals that would result in the loss of valued facilities or services which support a local community (or premises last used for such purposes) <del>including sports facilities</del> , will only be supported where:  The remainder of the policy remains unchanged.			Policy wording revised to reflect the absence of sports facilities within the parish.
Para 9.9	Winchfield Parish Council is working with Hook Parish Council to have this path designated as a Site of Interest for Nature Conservation (SINC) and to have it reclassified as a <u>Bridleway</u> <del>Byway / Green Lane</del> with no vehicular access to <u>reduce</u> <del>cause</del> further damage. <u>See Policy NE3.</u>			Revised to ensure consistency.
Appendix A2 Page A7	<i>Revised note to Policy E1</i>  <u>Policy BE4 - Development Design</u>	<u>Policy E1 has been incorporated</u>	<u>No</u>	Amended to reflect revisions to Policy NE6

## Winchfield Neighbourhood Plan: Proposed Changes

	<u>Considerations</u>	<u>into Policy BE4 which provides a comprehensive set of detailed design considerations.</u>	<u>Although this is a new policy it does not fundamentally change the purpose of Policy E1.</u>	
Appendix A2 Page A7	<i>Revised note to Policy BE2.</i>  Policy BE2: Affordable Housing on Rural Exception Sites	New policy to reflect local aspirations to secure additional <u>affordable</u> housing within the Parish.	Yes This is a new policy.	To provide greater clarity.
Appendix A2 Page A7	<u><b>Conclusion</b></u>  <u>The Parish Council in its capacity as the qualifying body considers the extent of changes proposed to the Winchfield Neighbourhood Plan (2017) are either significant or substantial for the reasons stated in Table A2. In addition, the incorporation of new policies to better reflect the provisions of the NPPF alters the nature of the Plan.</u>			Additional text inserted after the table to record the Parish Council's position in line with the Regulations.
Appendix B (Glossary)	See Neighbourhood Plan for revised Glossary.			Edits made to avoid duplication / remove out of date references.
Appendix D Section 14	Additional information incorporated as suggested by respondent.			To provide greater accuracy.
Appendix D Section 14	Additional information incorporated as suggested by respondent.			To provide greater accuracy.
Appendix D Section 19	Additional information incorporated as suggested by respondent.			To provide greater accuracy.



Neighbourhood Plan

2022 - 2037

Reg. 16 Consultation version

Appendix CS5

# Schedule of Proposed Changes Text Revisions

## Schedule of Proposed Changes: Text Revisions

Section / Policy / Paragraph Number	Proposed Change	Reason
Front cover	Change of words to read ' <a href="#">Regulation</a> 16 Consultation Version. .... 2023	Dates to be added by Hart District Council
Inside front cover	<a href="#">Design and artwork by Yellowfields.</a>	Added text
Additional para	<a href="#">Maps within this document and supporting evidence documents have been provided by Hampshire Biodiversity Information Centre, Michele Bolger Expert Landscape Consultancy, and Hart District Council or prepared using 'Parish Online' software.</a>	Additional acknowledgements
Contents page	<p>Appendices</p> <p><a href="#">A1 Winchfield Landscape Character Assessment</a></p> <p><a href="#">A2. Winchfield Key Views</a></p> <p><a href="#">A3. List of Neighbourhood Plan Policies .....</a></p> <p><a href="#">A4. Proposed Changes and Additions .....</a></p> <p>B. Glossary .....</p> <p>C. Bibliography .....</p> <p>D. Evidence Base. Compendium of Baseline Studies and additional information.</p> <p><a href="#">Appendices A1 and A2 are separate documents which should be read as part of this Plan and are available on the Winchfield Parish Council website, Neighbourhood Plan tab</a></p> <p><a href="#">The Basic Conditions Statement and The Consultation Statement and <del>Reg.14 Consultation Responses</del> are separate documents which are available on the Winchfield Parish Council website, Neighbourhood Plan tab</a></p> <p><a href="#">Appendix 'D' Evidence Base is a separate document also available on the Winchfield Parish Council website, Neighbourhood Plan tab</a></p>	Re organized and re-numbered for improved context
Foreword Third Para	Our new Plan for the period 2022–2037 has been produced by local volunteers, with the support of, and on behalf of, Winchfield Parish Council (WPC). The Neighbourhood Plan Committee has consulted with the	Additional text

## Schedule of Proposed Changes: Text Revisions

	<p>community, residents, landowners, and businesses, regarding the sustainability and long-term development of our rural community. <u>Our Plan has the golden thread of Climate Change awareness running through it as we work with and fully support Hart District Council's Declaration of Climate Emergency and its objectives to achieve Climate Change goals.</u></p> <p>Community engagement began in July 2020 and five public meetings were held in the Village Hall, each one advertised on the Parish Council website, in Contact magazine and by a leaflet drop to every property in the village. The Plan evolved over the following months, resulting in the production of the pre-submission document, which was subject to an independent health check by Ann Skippers Planning and subsequently endorsed by the Parish Council <u>in January 2023</u> for <u>Regulation 16</u> Public Consultation <u>by the District Council.</u></p> <p><u>The Regulation 14 consultation started on 28th October and closed on 12th December 2022. All responses received and amendments made are summarised in the Consultation Statement.</u> We encourage you to review this draft Plan <u>before it is submitted</u> for independent examination. A local referendum will be held once the Examiner has considered the plan.</p> <p>The Plan may be inspected online or in hard copy available to view at the Barley Mow, The Winchfield Inn and the Village Hall or by arrangement with the Parish Clerk or the District Council.</p> <p>The Parish Council would like to thank the members of the Winchfield Neighbourhood Plan Committee and all the volunteers from the village and surrounding areas who have contributed their time, knowledge, expertise and photographic skills to produce this updated Neighbourhood Plan.</p> <p>Andrew Renshaw Chairman, Winchfield Parish Council <u>February 2023</u></p>	
Para 1.23 updated and new text follows para 1.34	<p>At the final community engagement drop in event in June 2022 all the draft policies were displayed and residents' feedback invited. Following that meeting the Working Group started the process of refining the document to become the draft plan for submission to the Regulation 14 consultation process.</p> <p>We requested a review with our 'trusted expert', Ann Skipper who is a qualified Neighbourhood Plan Examiner and assisted us in a similar way with our first Plan in 2017. Ann produced a comprehensive report which we discussed and then made changes accordingly.</p> <p>Formal invitations to respond to the consultation were delivered across the Parish and an e-mail was sent by the Parish Clerk to the list of Regulatory Consultees as provided by Hart District Council.</p>	Additional text confirming process followed for Reg 14 and Reg 16 Consultations

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	<p>Consultation on the draft plan started on Friday 28<sup>th</sup> October and finished on 12<sup>th</sup> December 2022. We received 35 responses to the consultation; this is a very good response and we also recorded 451 hits to the Winchfield Neighbourhood Plan (WNP) webpage by 215 users over the six-week period.</p> <p>Since early January 2023 we have held one further Steering Group and Working Group meeting to conscientiously discuss and consider every consultation response. The Working Group reached a collective conclusion and supported the draft responses.</p> <p>Most of the comments from respondents fully supported the Plan; some required more detailed work to clearly explain the rationale in either accepting or not accepting comments that were submitted. Working with our consultant a 'Schedule of Proposed Changes in response to Regulation 14 Consultation' has been prepared and reviewed with our 'Trusted Expert' before submission to the District Council in readiness for the Regulation 16 Consultation.</p> <p>Following the consultation some additional text and new images were added to update or clarify some Plan sections or policies. All changes, with the exception of minor errors and spellings or grammar corrections, are recorded in the Schedule of Proposed Changes in response to Regulation 14 Consultation or the Schedule of Text Changes.</p>	
Vision and Objectives	Change of 'autumn' photo to correctly show reduced leaf canopy	
Para 5.49	These <u>ambitions</u> will be addressed during the life of this plan as community aspirations. See Section 9.	Insertion of word for clarity
Sub-heading	<b><u>Carbon Sequestration and Storage</u></b>	
Para 5.57 to 5.62	<p><u>5.57 Winchfield undoubtedly makes important contributions to the Hart Action Plan as the "green-lung" of the District. The rural natural and semi-natural heritage of the Parish provides invaluable health benefits and recreational opportunities for both residents and countless visitors from neighbouring communities and far beyond. These same natural features also make a very significant contribution to the capture and storage of carbon within the Hart District. The Parish trees, and especially those older veteran and ancient ones which have grown for several decades under changing climatic influences, have magnificent green canopies which absorb CO2 and convert the carbon into biomass. The carbon captured by canopy photosynthesis in native species such as oak, beech and horse chestnut can then be locked-up for centuries throughout the entire ecosystem in the form of living and dead wood and leaves, roots, surrounding vegetation and in soil organic matter or peat.</u></p> <p><u>5.59 Trees not only combat climate change as their leaves absorb CO2 and convert the carbon into biomass, they also help to prevent flooding, mitigate atmospheric pollution, reduce air and soil temperatures and help maintain the status and recycling of nutrients in soil. However, just 13% of the UK's land area is</u></p>	Replacement text to reflect recent developments.



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	<p><u>under tree cover compared with an EU average of 37%. Not only are more trees needed nationally and regionally but also those we have in Hart require ongoing protection. District-wide and parochial initiatives involve the planting of new trees and hedgerows as well as work to maintain the well-being of mature trees and ancient woodlands; these efforts will be encouraged and are enthusiastically supported in Winchfield - as described, for example, in Paragraphs 5.28 and 5.31.</u></p> <p><u>5.60 In the early 1960s models developed by experts to estimate carbon storage per hectare by UK woodlands provided powerful evidence that the mixed species, deciduous native trees are significant contributor to "carbon banks". Furthermore, calculations based on other independent estimates of the CO2 emissions footprint for the Parish indicate that the annual CO2 sequestration rates by those same trees make an important contribution to the capture of carbon emissions year-on-year.</u></p> <p><u>5.61 In December 2022, scientific collaborators across Europe published data which confirm that the carbon storage by older trees in deciduous UK mixed-species woodlands such as we have in Winchfield has been drastically under-estimated and that the amounts of carbon trapped into biomass are in fact almost double the values originally predicted. The conviction expressed by those scientists is that "the carbon sink capacity in large, older mature trees is almost incalculable. ... those trees are incredibly important and their role is very difficult to replace by simply planting more trees".</u></p> <p><u>5.62 With a joint focus on the wellbeing of our heritage of veteran and ancient trees alongside the plantings of new trees and mixed native species hedgerows, Winchfield will continue to make important perennial contributions to the ambitions of Hart to combat climate change and to become a carbon-neutral District by 2040.</u></p> <p>Add new footer. 'Biomass' is in the Glossary</p>	
Figure 5.9	This should be figure 5.10	Error corrected
6.29	Last line <u>'see figure 6.3</u>	
New footer #30	'Sarsen stones' is in Appendix D	
Table 6.4	Incorrectly numbered as Table 7.4	Error corrected
Section 7 index	New bullet point added '2021 Census Data'	New data available from Office of National Statistics
New Table 7.1	Data from 2021 Census	New data available
From 7.1	Updated text on 'Housing Provision' to reflect inclusion of Census and other data	New data available

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	<p><b><u>Housing Provision</u></b></p> <p>7.1 <u>The original survey for the Winchfield Neighbourhood Plan in 2015 gave us a clear indication that residents want future development in the village to provide homes that will enable younger families to live here or be suitable for older people to downsize to. There was a very strong emphasis on enabling families to stay near to each other. The Housing Needs Survey which Winchfield Parish Council conducted in February 2021 provided the same feedback and this has been reinforced at community engagement meetings during the preparation of this Plan.</u></p> <p>7.2 <u>Residents have, at every opportunity, been invited to tell us what type of homes they want in Winchfield; how many bedrooms and aesthetically, what type of designs are appropriate and acceptable. Comments fed back at drop-in events overwhelming support small developments of smaller houses in similar styles to existing homes to harmonise with the area of the village in which they are built.</u></p> <p>7.3 <u>Recently available Census data from the Office of National Statistics shows how life in the village has changed in the decade from 2011 to 2021 (Table 7.1). More people, particularly over 50s, fewer young people and more vehicles. The data shows Winchfield to be a wealthy area with a high proportion of larger houses, four bedrooms or more, owned outright or mortgaged. Buying or renting property in Winchfield is now beyond the reach of many younger families. As in other small communities the built environment is not responding to the proven demographics; availability of smaller homes is not being met.</u></p> <p>7.4 <u>Hart is one of the areas that has been recognised as a high value area by Homes England. Property in Winchfield is expensive and it is hard for younger people to buy homes here. The Housing Needs Survey found that the average price paid for all sized properties sold within Winchfield over the previous 2 years would require 17 times the Hart median income of £37,082 and 23 times the Hart lower quartile income threshold of £27,137.</u></p> <p>7.5 <u>Studies show there are concerns that housing designed for families is being occupied by older people, frequently only two people. Evidence suggests that there are substantial numbers of people who would like to move to smaller homes, but cannot find a suitable property.</u></p> <p>7.6 <u>Potential ways to meet the changing demand for housing could involve providing suitable new homes, ensuring that the existing housing stock is appropriate and adaptable, and helping people to move to a home that is appropriate for their needs. The demand for inter-generational living will increase in the future and adaptability of homes will be a fundamental issue.<sup>1</sup></u></p> <p>7.7 <u>In Winchfield we have elderly residents who would prefer to move to a smaller and more manageable sized home but stay in the village, particularly if they can be supported by family members.</u></p>	
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Figure 7.1	Is now 7.2	For clarity to align with appropriate text
Figure 7.2	Is now 7.3	
7.21	Affordable Housing	Updated text to reflect progress since Reg 14 Plan
Figure 7.3	Is now 7.1	
7.29	Words 'spread-out' replaced with 'dispersed'	For consistency
Figure 7.5	Last photo removed to improve page layout.	
8.4	End of para add 'Figure 8.1'	
8.17	<del>'end-of-life alternative for pets'</del> 'option for pet owners'.	
8.20	The original hall was <u>built</u> in September 1928 but in 1997 the aged building was demolished and replaced by today's modern hall. <u>A big fundraising effort by the local community plus contributions from the Millennium Commission and a developer financed the new hall which was opened in 1998.</u> <del>with funds from the Millennium Commission, a developer's contribution, and a big fundraising effort by the community; the official opening was in 1998.</del> 8.20 the original hall was built in 1928 but in 1997 the aged building was demolished and replaced by today's modern hall.	Text updated to reflect recent improvements at the Village Hall and inclusion of the words 'The Coronation of King Charles' to para 8.23
New para	<u>Recent improvements have been made to the acoustics and IT infrastructure of the hall thanks to a Section 106 developer contribution resulting from the Winchfield Crescent development. These enhancements offer new opportunities for increased utilization of the hall.</u>	
Para 8.28	National events such as The Queens Platinum Jubilee Celebrations, <u>the Coronation of King Charles</u> and Royal Weddings are usually well supported. <del>and celebrated with Local</del> local groups in the Parish creating their own communal parties in addition to events at the village hall.	
8.27	'bi-monthly' replaced with 'usually held every other month'	For clarity
8.32	Last line 'strange' replaced with 'unusual'	For clarity
8.35	'moved around' replaced with 're-located'	
8.9	Remove the words 'byway / green lane' and replace with 'bridleway'	For consistency with previous text

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Section 9	Applicable Objectives listed on the first page, numbers 1,2, 4, 6 and 8.	For consistency with previous sections
Final bullet	<b>Monitor and comment on any proposals involving new powerlines and overhead infrastructure.</b>	Replaced for clarity
After 9.6	Insert the words 'Plant an Orchard' in heading text	For consistency with previous section introductory pages.
9.12	Feedback at Community Engagement Meetings has <u>told us</u> that residents would like to be more aware of the ancient land and buildings around us. There is no written or documented history of Winchfield available and whilst doing the baseline research to evidence the policies in this Plan the Working Group agreed that we should share the interesting facts and information we discovered and documented. It isn't a formal 'history of the village' <u>but Appendix 'D', the Evidence Base</u> does contain a wealth of information and we are grateful to everyone <u>who shared their knowledge and memories or otherwise</u> gave their assistance.	Text updated
Appendix A5	Policy NE5 'and seasonal cycles' added after the words ' diurnal rhythms	For clarity