

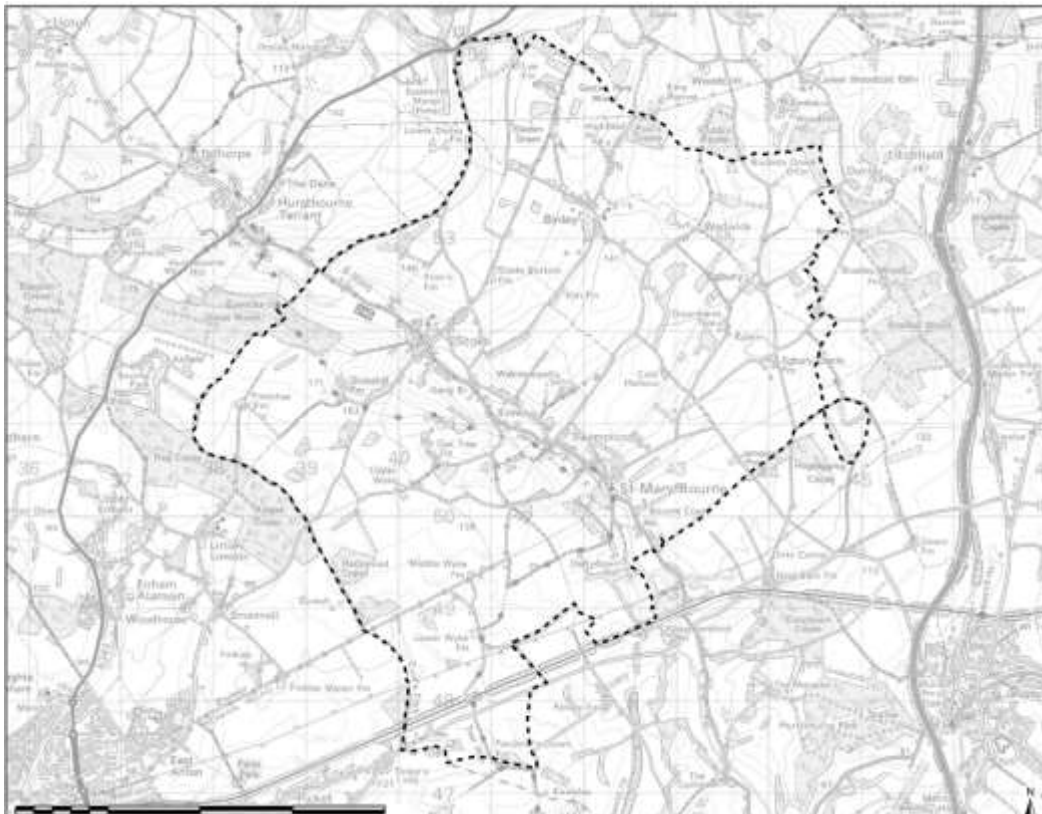
St Mary Bourne Neighbourhood Plan

2016-2030



St Mary Bourne: '© Jo Whitworth'

The Parish of St Mary Bourne



Consultation Draft April 2016

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Foreword

St Mary Bourne, Stoke and the Hamlets – Wadwick, the Wykes, Egbury and Binley – are the constituents of a vibrant community (The Parish) which benefits from a stunning rural landscape setting and yet is within an hour by train of London. It is a balanced group of villages in terms of its population's backgrounds and occupations, and has a number of landowners rather than a single dominant one.

The Parish has a particular character which the vast majority of residents appreciate and a set of amenities which many villages lack. We benefit from many community-minded activists, driving a wide range of clubs from cricket, through badminton to renowned amateur dramatics.

In 2011, the Parish Council established a long term planning group (LTPG) to assess the need for a Neighbourhood Plan (the Plan), in order to ensure that the community could become closely involved in defining the future of the Parish. The LTPG has reported back periodically to the Parish Council as the qualifying body which has minuted its approval and/or comments on the Plan.

The Plan has been developed over a longer period than intended, in part due to the Basingstoke & Deane Local Plan being delayed in its completion. Despite this technical issue, in April 2014 a public meeting was held and a draft of the Plan elements presented. Almost the whole company present agreed that 95% of the Plan was what they saw as the vision for the Parish.

Our consultations have brought a good deal of consensus on how the residents wish the Parish to develop. From this process the SMB Neighbourhood Plan has been developed with the following aim: promote a positive 15-year vision for St Mary Bourne, which will enable the Parish's evolution in terms of housing, as well as foster development and enhance locally valued facilities and amenities by:

1. Maintaining a balanced Parish with an incremental rise in dwellings to sustain our dynamic community, and address the trend of an ageing population;
2. Creating and maintaining a sustainable and prosperous village with a range of local services and community facilities;
3. Ensuring that growth and new development addresses a wide range of local needs, particularly in the provision of smaller and affordable homes;
4. Ensuring that the location and design of new development addresses social, economic, and environmental considerations;
5. Ensuring that new development is well-designed and helps to create a strong sense of place, and reinforces the distinctive character of the village and hamlets, and enhances visual amenity;
6. Promoting the reuse of brownfield and former agricultural sites first and the opportunities offered by the unique local topography, as well as taking opportunities to enhance the countryside, Area of Outstanding Natural Beauty and the Conservation Area; and
7. Improving transport and accessibility.

This document is the consultation draft, to which we will make amendments based on comments received, and which will then be submitted for independent examination prior to a referendum.

Please take your time to consider the issues raised in this Plan. Comments are welcome, including letting the LTPG know that no changes are required to this Consultation Document. All will form an important part of the evidence. The chairman and secretary of the LTPG would like to thank the Parish Council for its support, the LTPG members present and past and the large number of

volunteers who have contributed in many ways to the success of the process. This has been a true community effort, with intense debate conducted in good spirit and always with the aim of a community benefit.



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Section 1: Introduction and Background

1.1 Purpose

In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 (the Act) to vest powers in local communities to shape development in their community by preparing a Neighbourhood Development Plan which can establish general planning policies for the use of land in the neighbourhood. This document is intended to become a Neighbourhood Development Plan as defined in the Act.

1.2 Submitting Body

This Neighbourhood Development Plan (the Plan) is submitted by St Mary Bourne Parish Council which is a qualifying body as defined by the Localism Act 2011.

1.3 Neighbourhood Area

This Plan applies to the Parish of St Mary Bourne.

1.4 The Context

The St Mary Bourne Plan must:

- A. Have appropriate regards for national planning policy;
- B. Contribute to achieving sustainable development;
- C. Be in General Conformity with strategic policies in the development plan for the local area; and
- D. Be compatible with EU obligations and human rights requirements.

The local strategic context is the Basingstoke & Deane Local Plan. The SMB Plan should be in General conformity with the strategic policies of the B&D Local Plan and should be relevant to the needs of the Parish, as defined in the consultation process.

1.5 Plan Period, Monitoring and Review

The St Mary Bourne Plan will run concurrently with Basingstoke & Deane's Local Plan and therefore the plan period will be 2016-2030. (The B&D Local Plan is due for adoption in May 2016 and the SMB Plan is expected to be adopted subsequently).

Section 2: Summary of the Process

2.1 Overview

2.1.1 St Mary Bourne is one of a number of mid-size parishes in North-West Hampshire which combine a strong rural feel with a mixed population base, including people born and brought up in the village with strong local connections and roots in the agricultural sector, retired people attracted to the area, commuters (both to London and to closer work locations), young families and an increasing number of entrepreneurs working partly or wholly from home.

2.1.2 As census and housing survey data show, the village has a population which is aging, reflecting partly the demographic effects across the country, partly the economic effects of rising house prices and partly the attraction of the area to incomers who are in the 35-60 age bracket.

2.1.3 Against the background of the challenges in sustaining and developing the parish, St Mary Bourne has two physical characteristics: first, the area allocated by the Settlement Boundary is limited by topography, flooding issues and infrastructure problems; second, the parish's hamlets and smaller settlements account for a significant proportion – 36% of households – of the population.

2.1.4 After extensive consultation, the LTPG, established to develop the Neighbourhood Plan, has sought to sustain the balanced nature of the parish, while protecting its environment and establishing a development framework which can address some of the challenges outlined above.

2.1.5 The need was researched and assessed by a number of means:

- Open meetings and consultation sessions, where the residents were able to record their wishes and aims, including question and answer sessions
- A housing survey, together with other surveys – for example of young people
- Detailed consultation with key stakeholders: the school, the surgery, the shop and those responsible for other assets in the village
- Analysis of the Basingstoke & Deane housing list
- Debate within the Parish Council over how to achieve the aims established, attended by residents in significant numbers.

2.1.6 These processes have been documented, both in formal reports and in minutes of meetings, notes from the consultations and other comments recorded without public attribution. In addition, members of the LTPG have met with Basingstoke & Deane Borough Council officials on several occasions to discuss and develop the evidence base and to test the needs assessment.

2.2 Consultation Dates and Responses

20 April 2012	Open meeting for the Parish
16 November 2012	Consultation meeting for the Parish
October 2013	Housing Survey
28 March 2014	Final consultation meeting
January 2015	Circulation of First draft SMB Parish Neighbourhood Plan

2.3 Communications

Reports to the SMB Parish Council

Articles in Hill & Valley, the Parish Magazine

The Blog, set up in July 2012, and updated at regular intervals

The Roving Exhibition Autumn 2012

Bourne Valley Sign Post (For further background information please see Appendix 1)

Section 3: Aims and Objectives

3.1 Aims

The St Mary Bourne Plan has the following aim: promote a positive 15-year vision for St Mary Bourne, which will enable the Parish's evolution in terms of housing, and develop and enhance locally valued facilities and amenities by:

1. Maintaining a balanced Parish with an incremental rise in dwellings to sustain our dynamic community, and adapt to the trend of an ageing population;
2. Creating and maintaining a sustainable and prosperous village with a range of local services and community facilities;
3. Ensuring that growth and new development addresses a wide range of local needs, particularly in the provision of smaller homes and affordable homes;
4. Ensuring that the location and design of new development addresses social, economic, and environmental considerations;
5. Ensuring that new development is well-designed and helps to create a strong sense of place, and reinforces the distinctive character of the village and hamlets, and enhances visual amenity;
6. Promoting the reuse of brownfield sites first and the opportunities offered by the unique local topography, and opportunities to enhance the countryside, Area of Outstanding Natural Beauty and the Conservation Area;
7. Improving transport and accessibility.

3.2 Objectives

These Aims were then tested against the responses provided from the Consultation Process and Evidence Base in order to establish a number of Objectives. These Objectives inform and provide a framework for the Policies. Five Policy Areas were identified:

- A. Sustainable Development (SD);
- B. Housing (H);
- C. Countryside, the Environment and Design (CED);
- D. Community Well-Being (CWB); and
- E. Transport and Accessibility (TA)

Table 1: Sustainable Development Aims and Objectives

Aim	Objectives
To ensure that the location and design of new development addresses social, economic, and environmental considerations	<ul style="list-style-type: none"> • To take a balanced approach to new development across the Parish as a whole in the context of limited site options within the Bourne Valley. • Add to the vitality of the Hamlets by encouraging a mix of new developments and creating a balance between smaller and larger developments. • Take advantage of sites that are well integrated with existing development and supporting infrastructure.

	<ul style="list-style-type: none"> Capitalise on the existing network of footpaths and quiet lanes which provide good routes for walking, cycling and horse riding, to improve sustainable connections across the Parish.
To promote the reuse of brownfield and redundant agricultural sites first	<ul style="list-style-type: none"> To take a balanced approach to new development across the Parish as there are limited site options in the Bourne Valley. To protect and enhance the Parish's rural setting. To protect valuable and vulnerable greenfield sites. To take advantage of sites' integration with existing development and supporting infrastructure. To make best use of resources as brownfield sites and redundant agricultural sites are the most sustainable in the Parish context.

Table 2: Housing Aims and Objectives

Aim	Objectives
To maintain a balanced Parish, and ensure that growth and new development addresses a range of local needs	<ul style="list-style-type: none"> Provide new homes to meet local needs. Provide smaller homes and foster mobility between housing types and sizes. Provide a mix of housing type, including homes for older people to help facilitate the addition of new residents. Support access to new homes for people with a local connection. Support affordable housing, as evidenced by need and considering the existing affordable housing stock. Encourage locally operating providers of affordable housing to redevelop and improve their housing stock in the Parish. Encourage self and custom-build where such options address other policy requirements and where they provide economically viable options for residents.

Table 3: Countryside, the Environment and Design Aims and Objectives

Aims	Objectives
To ensure that new development is well-designed and helps to create a strong sense of place	<ul style="list-style-type: none"> Protect and enhance the countryside around the settlements, considering the visual impact of development from key routes. Consider the development constraints presented by the topography of the Parish, the flood plain, and limited further potential development locations within the Bourne Valley. Complement the context and setting of the Parish through limiting

	<p>housing development proposals to 6 units per location.</p> <ul style="list-style-type: none"> • Ensure that sightlines, including short and long views, are not negatively impacted by new development. • Foster new development that complements the local vernacular in terms of building design, materials, and context. • Ensure that new developments are resilient to flooding.
To promote opportunities to enhance the countryside, Area of Outstanding Natural Beauty, and the Conservation Area	<ul style="list-style-type: none"> • Protect and enhance the countryside around the settlements, considering the visual impact of development from key routes. • Ensure that sightlines, including short and long views, are not negatively impacted by new development. • Permit limited development in the AONB and Conservation Area where it will improve the visual amenity of the site and where such development contributes to sustainability. • To protect valuable and vulnerable greenfield sites. Considering that one Rural Exception Site has been allowed in 2016, it is not considered appropriate that further Rural Exception Sites will be allowed for the life of the plan. Affordable housing will be provided through inclusion in commercial residential developments.

Table 4: Community Well-Being Aims and Objectives

Aims	Objectives
To improve and enhance Key Local Assets	<ul style="list-style-type: none"> • Develop Key Local Assets (see Appendix 2 where they will continue to provide good services or amenity value for the Parish. • Ensure that new development improves and enhances Key Local Assets, including where their visual position, access and general utility is a key consideration. • Foster access to the countryside for walkers and others to improve community well-being, and restrict important land and other assets from being developed in a way which excludes or impacts on this access. • Develop assets for the young and old as a means of adding to the balance which exists in our community
To support and develop the local economy	<ul style="list-style-type: none"> • Foster home-working as a sustainable practice. • Encourage development that supports and develops the local economy. • Encourage the application of fast broadband access in any new development.

Table 5: Transport and Accessibility

Aims	Objectives
To improve transport and accessibility	<ul style="list-style-type: none"> • Spread new development across the Parish to reduce traffic hotspots caused by larger developments. • Ensure that car parking requirements of new developments can be catered for on plot and not on the road. • Minimise access points onto roads and lanes from new developments to mitigate congestion. • Take advantage of the existing network of footpaths and quiet lanes which provide good routes for walking, cycling and horse riding, to improve sustainable connections across the Parish.

Section 4: Growth Strategy and Policies

Growth Strategy

4.1 Context

St Mary Bourne is a rural parish, with a dispersed character, and is remote from Basingstoke, with poor public transport services. This results in an over-reliance on the car which in turn creates traffic and parking issues.

There are limited employment opportunities in the area, and it is intended that the Plan should address this by encouraging home working by providing for this where appropriate in new developments.

Existing infrastructure in and around St Mary Bourne is constrained. The area has suffered from flooding and sewer failures in recent years. In addition, traffic flow through the Bourne Valley and from Andover via the Wykes creates speeding and parking difficulties.

There is an identified shortage of smaller and more affordable housing in the village. The Housing Survey (Appendix 7) conducted by the LTPG showed that:

1. 63% of respondents (294 replies) were in households of 1 or 2 persons
2. 64% of respondents to the question "Why have you been unable to purchase a property locally" replied "Too expensive"
3. 65 households – equal to around 11% had a member who would need alternative accommodation within 5 years and 80-90% of these wished for 1-2 bedroom units.
4. In response to the question "If new houses were built, what would be the most appropriate", the responses clustered around Affordable homes to rent, Small family homes and homes for older people downsizing.

4.2 Overall Growth Strategy: key principles

Large-scale growth across St Mary Bourne would be unsustainable given the rural character of the Parish and the topographical and infrastructure constraints. The overall strategy should be one of rebalancing housing stock to help halt the trend towards an ageing population, and to cater for a range of budgets. The growth strategy should cater for some growth, based on smaller, more affordable house types and encouragement of employment.

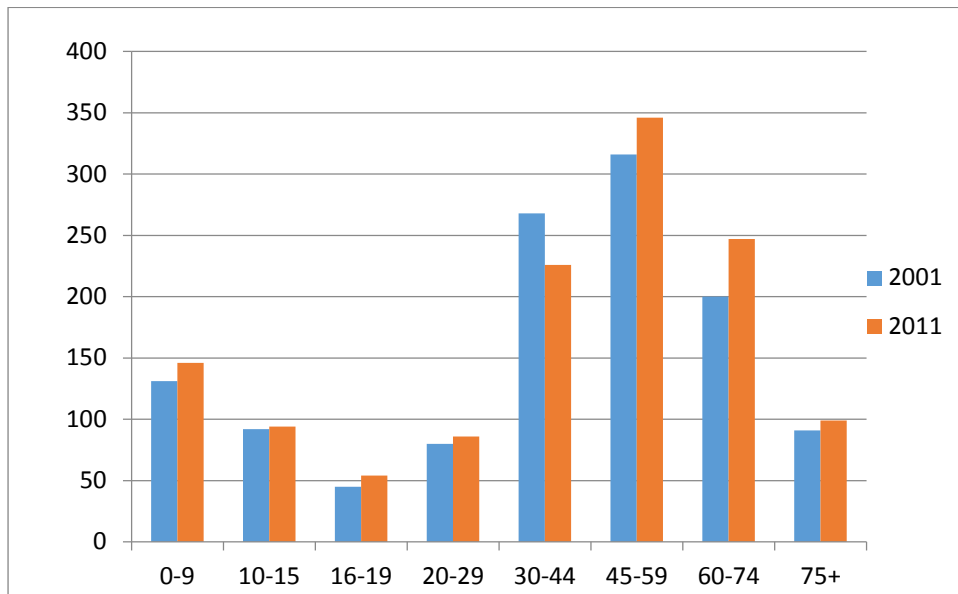
New development is required to address current gaps in the market. The village population is getting older. Small housing units (1-3 bedrooms) are necessary to create more affordable homes for first-time buyers and to allow downsizing by older people. This is supported by census data, the householder survey, and analysis of existing and recently constructed stock.

As chart 1 shows, the section of the population moving into the 60+ bracket is rising, while the proportion of younger people is declining.

Sheltered accommodation and other forms of housing suitable for older people should be encouraged to cater for the needs of an ageing population.

Given the character of the area, growth should be dispersed, rather than being concentrated. Housing growth should be based on brownfield sites, subject to policies on house-type and design. To complement the dispersed character of the area, each site should have a limit of 6 housing units. This will prevent excessive urbanisation.

Chart 1: Census data from 2001 and 2011



Policies

Based on the policy aims and objectives, and the growth strategy, policies have been developed in the following five areas:

- Sustainable Development;
- Housing;
- Countryside, the Environment and Design;
- Community Well-being; and
- Transport and Accessibility.

The policies are outlined below. Please also refer to the Parish Design Statement for further information, including maps, descriptions of materials, sightlines (see Appendix 4).

4.3 Sustainable Development

Policy SD1: Location of New Development

New development will be supported – subject to other policies in this Plan – on the following sites:

- Brownfield sites, including redundant farmsteads and agricultural buildings within an existing settlement; and
- Where new housing is proposed, infill sites within the built-up areas of St Mary Bourne, and the Hamlets.

Subject to the following requirements:

- Development would not lead to excessive urbanisation or otherwise harm the character and appearance of the Area of Outstanding Natural Beauty and Conservation Area;
- Where the local highways network has the capacity to accommodate additional traffic movements;
- Where the local drainage and sewage system has the capacity to accommodate new development; and
- That light pollution does not increase as a result of the development.

Rationale

The Parish is located within an Area of Outstanding Natural Beauty, and there is an over-reliance on the car, therefore large-scale growth is considered to be unsustainable. However, it is acknowledged that some growth alongside community facilities is necessary to ensure the Parish's sustainability, as well as for the changing needs of the local population.

It is considered that growth should be delivered in a dispersed manner to complement the character of the area, avoid harm to the Area of Outstanding Natural Beauty by the massing of new buildings, and to avoid excessive urbanisation.

Consultations have focused on the use of brownfield sites, including redundant agricultural buildings and other non-residential locations. This can be seen as an opportunity to cater for growth and identified local needs, and promote sustainable patterns of development.

Paragraph 55 of the National Planning Policy Framework (NPPF) provides for new housing in rural communities, where it will "Enhance or maintain the vitality of rural communities". The Policies of the Plan reflect this aim, first as the Hamlets and sites outside the St Mary Bourne Settlement Boundary can provide new housing which follows one of the key aims of the Plan, to rebalance the housing stock in the Parish with smaller units, for new families and for permitting down-sizing, so freeing up other units for incomers. By rebalancing the housing stock in this manner, the problems of an ageing population can be mitigated. Young families will support the school, the Surgery, the many clubs run in the Parish, while allowing older inhabitants to remain will sustain their contribution to the vitality of the Parish.

Policy SD2: Reuse of Brownfield Sites First

In order to make best use of resources, and protect and enhance the local countryside, Area of Outstanding Natural Beauty, and the Conservation Area, the reuse of brownfield sites first is promoted, subject to other policies in this Plan.

Such sites could include:

- Redundant farmsteads and agricultural buildings, where the buildings have no commercial use as part of a farming enterprise; and
- Infill sites – either in a continuous frontage or where appropriate behind existing developments - within built-up areas across the Parish, where these do not contravene other policies, particularly sightlines and avoid increasing the burden on traffic flows and utility infrastructure.

Subject to the following requirements:

- Development would not lead to excessive urbanisation or otherwise harm the character and appearance of the Area of Outstanding Natural Beauty and Conservation Area;
- Where the local highways network has the capacity to accommodate additional traffic movements; and
- Where the local drainage and sewage system has the capacity to accommodate new development; and
- In cases where change of use from agricultural to residential may be required this shall be supported, subject to the development adhering to the policies of the Neighbourhood Plan; and
- Where the boundaries of each site shall be those prevailing at 1 March 2015 to prevent subdivision of sites and so to restrict to 6 units any individual location.

Rationale

Redundant farm buildings and similar sites detract from the visual amenity of the AONB and could instead provide sustainable locations for limited new development, considering that they are dispersed, already within settlements and would not increase traffic or other resource burdens within the Bourne Valley which has been identified as a traffic hotspot. Many of these sites fulfil sustainable criteria in that they are well-related to existing settlements in the Hamlets, they rebalance the stock in the Hamlets which has been focused on larger houses and extension of smaller units to create larger houses, and they sustain the vitality and life of the Hamlets. The Hamlets account for over a third of the population of the Parish and their dispersed nature would add to sustainability by ensuring traffic flows relating to new developments are spread across the Parish and do not burden the already over-used infrastructure within the Bourne Valley. Furthermore, as the Hamlets are mostly on higher ground, they generally are not vulnerable to flooding.

Addressing such sites first would be the best use of resources, would protect valuable and vulnerable greenfield sites and enhance the character and appearance of the Area of Outstanding Natural Beauty and Conservation Area by replacing industrial buildings.

4.4 Housing

Policy H1: Location of New Housing

New housing will be supported on sites set out within Policies SD1 and SD2 above.

Housing development proposals – though the requirements will be proportionate to the size of the proposal – should be supported by:

- Local Housing Needs Statement (where the proposal is for affordable housing);
- A Traffic Impact Assessment;
- A Connectivity Statement setting out how the development will deliver enhanced broadband connectivity; and
- Where the site in question was in existence at 1 March 2015.

Rationale

To promote sustainable patterns of development and address locally identified issues, protect valuable and vulnerable greenfield sites, and enhance the character and appearance of the Area of Outstanding Natural Beauty and Conservation Area.

Many of the redundant agricultural buildings in the Parish are of no historic merit, being erected of materials which do not reflect the heritage of the area and which can be characterised generally as industrial. In many cases they contain asbestos roofing or constructions which as they deteriorate are a risk to health. By replacing these with appropriate new buildings, reflecting the design characteristics laid out in the Design Statement, such developments would enhance and improve the setting and contribute to sustaining and improving the AONB.

Policy H2: Housing Capacity and Mix

New housing development proposals will be supported where the following capacity and mix is addressed:

- A maximum site capacity of 6 units; and
- 100% of the homes proposed must be three bedrooms or less, of which at least one must be of two bedrooms or less in developments of 6 units.
- In the case of 4 units, one should be of a size and scale as to be affordable; in the case of 6 units, two should be of a size and scale as to be affordable.

Rationale

To address identified housing needs – especially first-time buyers and downsizing – and rebalance the local housing stock, respond to the character of the Parish, and enhance the character and appearance of the Area of Outstanding Natural Beauty and Conservation Area, and to avoid excessive urbanisation. The limit of 6 units has been arrived at via the consultation process and with respect to the kinds of sites identified during the development of the Plan. The LTPG and Parish Council specifically chose not to allocate sites but to provide a framework for such sites to emerge on a case-by-case basis as most appropriate and fulfilling the aims and objectives of the Plan.

4.5 Countryside, the Environment and Design**Policy CED1: Achieving High Quality Design**

New development in St Mary Bourne must deliver high quality design. In order to achieve this, new development must accord with the principles set out within the 'St Mary Bourne Village Design Statement' (2005) – see Appendix 4– and:

1. Respond to the existing character of the Parish, including the Area of Outstanding Natural Beauty and Conservation Area, by providing active frontages to streets and spaces and responding to nearby development in terms of enclosure and degree of set-back.
2. Be well integrated with its surroundings by reinforcing existing connections and creation of new ones, while respecting local character and appearance;
3. Have good access to public transport or otherwise help reduce car dependency; or contribute to dispersal of traffic flows;
4. Provide a mix of housing types and tenures that meet local housing needs, as per Policies H1 and H2;
5. Create a place with a locally inspired or distinctive character, complementing the existing village character;
6. Respect and enhance local topography, landscape and water features, trees and plants,

- wildlife habitats, existing buildings, site orientation and microclimate;
7. Provide buildings, landscaping and planting that create attractive roads and spaces;
 8. Take advantage and respect views into and out of sites in order to make the development easy to access and navigate through;
 9. Provide streets that encourage low vehicle speeds and which can function as safe, social spaces;
 10. Integrate car parking within landscaping so that it does not dominate the roads, and ensure that car parking requirements can be catered for on-plot;
 11. Clearly distinguish between public and private spaces;
 12. Provide convenient, well-screened storage space for bins and recycling, and for bicycles and motor vehicles;
 13. Be of an appropriate scale and density in relation to the wider Parish context; and
 14. Include high quality and recycled materials which complement those used in the surrounding area.
 15. Not increase light pollution by having permanently brightly lit areas at night.

Policy CED1 will be applied flexibly where outstanding and innovative development is proposed.

The Design and Access Statement accompanying relevant planning applications must explain how the proposed development addresses the above, and how the design responds to the specific site and context.

Significant development proposals should be subject to independent design review, as stated in the NPPF.

Rationale

Good design is indivisible from good planning, and the National Planning Policy Framework recognizes that well-designed buildings and places improve the quality of people's lives and that it is a core planning principle to achieve good design.

Good design will ensure that proposed developments are sustainable, and will enhance the character and appearance of the AONB and Conservation Area.

Policy CED2: Environmental Quality

A contribution to sustainability will be sought in any new development. Where appropriate, small-scale solar and biodigester projects will be supported where there is no harm to the Area of Outstanding Natural Beauty and Conservation Area, and the proposal is well-designed.

Important principles include:

- Development proposals to be supported by a Landscape Character Assessment to assess potential visual and physical effects on the surrounding area and landscape.
- Opportunities to improve and enhance Rights of Way are taken in accordance with Natural England Rights of Way Improvement Plans.
- Use of recycled materials, environmentally neutral energy systems, waste water processing, and rainwater harvesting; and
- Minimising light pollution to maintain dark skies.

- Large-scale solar, wind, bio-digester or other renewable energy projects will not be allowed.

Rationale

To help ensure the achievement of sustainable development, and to enhance the character and appearance of the Area of Outstanding Natural Beauty and Conservation Area.

4.6 Community Well-being

Policy CWB1: Supporting and Developing the Local Economy

Sites proposed for light industry and live/work will be supported on sites set out within Policy SD1 and SD2, and will be expected to meet the following requirements:

- Design principles set out in Policy CED1; and
- The aims of Policy TA1.

In addition, there must be no demonstrable harm to residential amenity, in terms of noise pollution, excessive traffic flows or heavy vehicle movements or other adverse effects.

Rationale

To increase opportunities for local employment, help reduce the need to travel, and reinforce the sustainability of the area.

Policy CWB2: Improving and Enhancing Key Community Assets

Development affecting key community assets and facilities will be supported in the following circumstances:

- Where there is no demonstrable harm or loss of community value; and
- Where such assets and facilities are enhanced.

Such assets and facilities include local public houses and shops, and are identified at Appendix 2

Rationale

To achieve sustainable development, enhance and improve the overall sustainability of the Parish, and to reduce the need to travel.

4.7 Transport and Accessibility

Policy TA1: Improving and Enhancing Transport and Accessibility

Public transport connections across the Parish are limited, and therefore a balanced transport

provision will be sought that takes account of:

- The opportunity to improve and enhance public transport connections and road safety;
- Does not exacerbate existing traffic hotspots;
- Ensure that car parking needs of new developments can be catered for on-plot;
- Minimise access points onto roads and lanes from new developments; and
- Take advantage of the existing network of footpaths and quiet lanes which provide good routes for cycling and horse riding, to improve sustainable connections across the Parish.

New developments will be expected to make appropriate contributions towards improvements where it is viable to do so.

Rationale

To improve access and connectivity across the Parish, reduce the need to travel and reliance on the car, improve the sustainability of the area, and encourage walking and sustainable modes of transport.



Green Lane: Copyright Caroline Hoyes

Appendix 1:

Evidence Base

The preparation of a Neighbourhood Plan was discussed at an open meeting set up by St Mary Bourne Parish Council in August 2011. The meeting was advertised in the July edition of the Parish Magazine.

Following on from that meeting the Long Term Planning Group (LTPG) was formed of volunteers and a chairman appointed by the Parish Council. During the work of the Group a number of members came and went, in total there were 13 people, of whom 6 stayed throughout. Other volunteers, not members of the LTPG, took part in gathering evidence.

Minutes were kept of the all the meetings of the Group. Regular updates were presented at the Parish Council meetings and in the monthly Parish Magazine.

First initiative: Establishing the Issues

The Group set up Focus Groups, 12 in all, not all led by members of the Group, some by other interested parishioners. The Focus Groups were asked to prepare reports on all aspects of their subjects for presentation at the first open consultation meeting.

20 April 2012 Open Meeting : advertised in the March 2012 Parish Magazine and a letter drop to every household in the Parish, along with notices in the parish.

The Focus Groups, presented their findings with displays at the Open Meeting on the following subjects: Crime; The Church; The Primary School; The Environment; The Shop; Housing; Clubs & Leisure; Youngsters of the Parish; Business; The Surgery; Infrastructure; The Village Hall. Members of each Focus Group were present to discuss their findings with parishioners.

Other information was established by getting consultees to mark on a parish map where they lived and asking them to prioritise village facilities. Comment Books were provided and well used by around 200 people who attended.

Questionnaires for the School and the Under 11's and over 11's were completed. (Results in Appendix 5)

Focus Group leaders of key groups reported back to the LTPG on their findings from the meeting.

A report on the consultation appeared in the June 2012 edition of the Parish Magazine.

Second Initiative: Pulling together the Issues into a Preliminary Plan

Using the feedback from the April consultation, and further discussions within the parish, eg with landowners, the preliminary Plan was drafted.

A blog was started (smbp2027.blogspot.com) to encourage further comment from the Parish, which was advertised in the September 2012 Parish Magazine. To date over 3,000 viewings of the blog have been recorded.

16 November 2012 Open Meeting: advertised in the November 2012 edition of the Parish Magazine, on the Blog, a flier to every household in the Parish, along with notices and two banners in the Parish.

The preliminary Plan was on display along with the findings from the April Open Meeting. Again there were books for comments available and there was a Q&A session which was recorded. About 100 people attended.

A report of the November meeting appeared in January 2013 parish Magazine.

A 'Roving Exhibition' of the Open Meeting was taken to the pubs, village centre, school and church in the Parish to raise awareness of the Plan. Slips giving details of where to comment were available to take away.

A presentation was made at the AGM of the Parish Council in May 2013.

There was a further display at the St Mary Bourne Flower Show in July 2013.

Third Initiative: Housing Survey and Landscape Assessment

November 2013 Housing Survey: A questionnaire with an explanatory letter (see Appendix 7) was delivered to every household in the Parish. The survey was based on the Basingstoke & Deane Draft Housing Survey.

The questionnaire could be completed on line or on paper. To encourage completion there was an offer of a voucher for £50 to spend in the Village Shop, from a draw of all who completed questionnaires. There was space for comments in the survey and 298 out of 565 questionnaires were returned. The summary is in appendix 7 along with major findings.

From the results of this survey along with research into census data, population statistics, new builds, social/affordable housing, private and rental housing stock, housing need a housing report was compiled (see appendix 8).

October 2013 – January 2014 Landscape Assessment: A group looked at the 2005 Village Design Statement (Appendix 4), the SMB and Stoke Conservation Appraisal (Appendix 10), and undertook walks around the Parish, which were advertised in the September 2013 Parish Magazine and in posters around the village. They took views from adults and children. A report was compiled (See Appendix 9)

Fourth Initiative: The First Draft Plan and The Major Issues

28 March 2014 Open Meeting: The first draft Plan along with a synopsis of all the work to date was exhibited in the Village Hall.

There were also displays of:

- the results of the Housing Survey, along with the Housing Report
- The Village Design Statement 2005 along with updates
- The Landscape Assessment

- Drainage Issues from Sewers and Surface Water Drainage/Flooding (see Appendix 11)
- Traffic and Highways (See Appendix 12)
- The History of St Mary Bourne (See Appendix 13)

Again comment books were available and there was a Q&A session with the chairman, which was recorded.

Fifth Initiative: Strategic Environmental Assessment

In response to a scoping Strategic Environmental Assessment (SEA) report carried out by B&D BC Planning Department in July 2014 an SEA was commissioned in October 2015. This was carried out by consultants AECOM financed by B&D BC. The conclusions to the Environmental Report resulting from the SEA are attached at Appendix 3 and the full report is available on the blog .

Sixth Initiative: Consultation Draft Plan

With assistance from consultants of Urban Vision, the Consultation Draft Plan has been re-drafted to ensure that the Plan complies with legislation and the initial results of the SEA Scoping report. This Consultation Draft is available online on the SMB Parish Council website at www.stmarybourne-pc.gov.uk/index.php/minutes-agendas/parish-plan and on the blog for the SMB Parish Neighbourhood Plan www.smbp2027.blogspot.co.uk It is also set out in the Club Room of the Village Centre for parishioners to peruse. Comments may be submitted by email to the Parish Clerk clerk@stmarybourne-pc.gov.uk or in writing and left in boxes available in the Club Room and the Village Shop. The availability of the Consultation Plan has been advertised by a letter in the April 2016 Parish Magazine, on the Bourne Valley Signpost, by posters in public spaces in the Parish.

Basis Documents

Throughout the process the following documents were used.

SMB and Stoke Conservation Appraisal (see Appendix 10)

SMB Village Design Statement (see Appendix 4)

SMB Parish Plan 2005 (See Appendix 14)

B&D Neighbourhood Planning Protocol see www.basingstoke.gov.uk/content/page/26425/1%20Neighbourhood%20Planning%20Protocol.pdf

B&D Adopted Local Plan 1996 – 2011 (see www.basingstoke.gov.uk/planningpolicy

B&D Emerging Local Plan 2011 -2029 (see www.basingstoke.gov.uk/planningpolicy

B&D Draft Housing Survey

Appendix 2

Key Local Assets

The consultation process raised issues which are not contained in the Neighbourhood Plan, as they are not within the remit of planning law or regulations, but the LTPG committee wishes to include as an appendix to the Plan a number of these in order to record the level of concern and support expressed.

Key assets

In addition to planning development, the LTPG has identified the following key assets as important to the Parish as a whole:

- The School
- The Church
- The Clinic and dispensary
- Village Centre, used by many clubs and for a wide range of events
- Recreation ground, cricket pitch and bowls green
- Shop (included here despite being a business as it is community-owned)
- Play area and tennis court
- The pubs, if change of use is sought

Consultations illustrated the importance of these assets to residents, who are active in using and developing them. In addition to these fixed assets, footpath and bridleways have many users.

Analysis of the assets has concluded the following:

- A. The School provides an important amenity for the Parish, even if around half of the pupils come from outside the Parish currently; parking is a substantial issue, as is traffic flow and speeding connected with people dropping off or collecting their children. There is no wish among residents to relocate the school, but provision of pre-school would be an improvement, if an adjacent or other suitable site could be found.
- B. The Church remains vibrant and is a core architectural asset; parking is an issue but is currently mitigated by use of the land known as Black Garden.
- C. The Clinic is regarded as a vital resource but is capable of further development, including attracting patients from outside the Parish.
- D. The other assets listed above are seen as both important from a utility point of view and from their contribution to Parish character.

Additionally, the LTPG wishes to emphasise the importance within the Parish of environmental issues, including appropriate use of new power generation technologies, but on a small scale. There was strong support also for any new development to make use of “green” technologies in energy use and conservation, water and waste management and other areas which reduce impact on the local and wider environment.

Further development

The Parish consultations also raised the subject of new potential community assets, including:

- Allotments or shared growing facilities
- A community orchard
- Enhanced provision for young people
- A community-operated minibus which could reduce the strain on commuter parking at Whitchurch station, act as a ferry from regular bus links at Whitchurch and provide shopping or other short-term travel.

The LTPG hopes that individuals or groups may wish to provide practical support for these ideas.

Appendix 3: SEA Environmental Report Conclusions

Strategic environmental assessment for the St Mary Bourne Neighbourhood Plan: Environmental Report

4.9 Conclusions at this current stage

Potential significant effects

The assessment has concluded that the current version of the SMBNP is likely to lead to **significant positive effects** in terms of the SEA objectives focusing on improving the quality of life of residents in St Mary Bourne Parish. This will be facilitated through the draft plan's impetus on promoting improvements to the public realm, the protection and enhancement of community facilities, and its focus on housing provision which meets local needs and support the vitality of the parish.

A central and overriding element of the Neighbourhood Plan is the protection and enhancement of landscape character and the character of the village and hamlets, including through the application of the Village Design Statement. The reuse and rejuvenation of historic environment assets in the parish will also be supported through the SMBNP's development strategy. These elements will have **significant positive effects** on the setting of the historic environment and on local distinctiveness in the parish.

In relation to potential effects on biodiversity, negative effects from new development facilitated by the SMBNP are likely to be limited by the small scale of the proposals. There is some potential however for further policy approaches to be put forward through the plan to provide protection for biodiversity habitats and species in the parish and facilitate enhancements to ecological networks.

The draft plan approach will help initiate a range of beneficial approaches in relation to the 'climate change', 'land, soil and water resources' and 'transport' SEA themes. However, due to the scale of likely positive effects, they are not considered to be significant in the context of the SEA process.

Recommendations at this current stage

Three recommendations have been made in this chapter for improving the sustainability performance of the current version of the St Mary Bourne Neighbourhood Plan. These are summarised as follows:

- Whilst the current version of the SMBNP sets out some provisions relating to the protection and enhancement of biodiversity assets, there is further scope for the Neighbourhood Plan to clarify how local ecological networks will be supported in the parish.
- There is potential for the SMBNP to clarify how enhancements to open spaces in the parish can be facilitated through a coordinated approach to green infrastructure planning. This includes in conjunction with existing green infrastructure work being carried out locally by Basingstoke and Deane Borough Council, Hampshire County Council, Natural England and other organisations.
- Whilst the policies presented in the consultation version of the SMBNP will provide a significant degree of protection to the historic environment, there is further potential for plan policies to reinforce the need for new development to consider actual or realized archaeological potential in the parish.

These recommendations should be considered through the next iteration of plan making for the SMBNP.

For the full report please see www.smbp2027.blogspot.com

Further Appendices are also available on the blogspot.

Glossary

Neighbourhood Plan (NP)

A Neighbourhood Plan presents a plan for a defined area for a specific amount of time. It sets out a vision, objectives and a range of policies. It is required to conform with the Borough Local Plan and the National Planning Policy Framework.

Borough Local Plan (LP)

The Local Plan sets out the development of planning policies which guide and shape future development in the borough, reflecting the borough's vision. It consists of a range of local planning policies, a spatial strategy for the future development of the borough and strategic site allocations.

Long Term Planning Group (LTPG)

Group set up by the St Mary Bourne Parish Council to liaise with the community of the Parish of St Mary Bourne and the Parish Council and produce a Neighbourhood Plan for the Parish over the next 15 years.

Localism Act

In April 2012 the Town and Country Planning Act 1990 was amended by the Localism Act to vest powers in local communities to shape development in their community

Strategic Environmental Assessment (SEA)

An SEA is used to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. Its purpose is to avoid adverse environmental and socio-economic effects and identify opportunities to improve the environmental quality.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.