

WINCHFIELD NEIGHBOURHOOD DEVELOPMENT PLAN

For the period 2015 through 2032

Adopted Version



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Contents

1 Introduction	2
1.1 Foreword from Winchfield Parish Council Chairman	3
1.2 What is a Neighbourhood Development Plan?	4
1.3 Why do we need one?	5
1.4 Winchfield today	6
2 The vision for Winchfield	8
2.1 Winchfield in 2015 – the challenges	9
2.2 Winchfield in 2032 – the vision and objectives	9
3 How we developed our plan	12
4 Housing need for Winchfield	16
5 Our policies	20
5.1 Housing	25
5.2 Character of the village	35
5.3 Conservation	42
5.4 History	48
5.5 Roads	54
6 Glossary	56
7 Bibliography	62
Appendix 1 Guidance on Lighting	64

The Evidence Base is a separate document

1 Introduction



1.1 Foreword from Winchfield Parish Council Chairman

Winchfield's 'vision' is to retain and protect the nature of this most rural parish as a fine example of low intensity mixed farming interspersed with pockets of ancient woodland, small settlements and winding roads, which are traditional to this part of Hampshire. The parish forms a vital green lung at the centre of Hart District, separating the urban development of Fleet and the Blackwater Valley conurbation to the east, and the expanding village of Hook and ultimately Basingstoke to the west.

Neighbourhood Development Plans come out of the Government's determination to ensure that local communities are closely involved in the decisions which affect them. The Winchfield Neighbourhood Development Plan has been created to establish a vision for the village and to help deliver the local community's aspirations and needs for the plan period 2015 – 2032. Unlike the Winchfield Parish Plan 2007, upon which it builds, our Neighbourhood Development Plan is a statutory document that will be incorporated into the district planning framework and must be used by Hart District Council to determine planning applications.

Our Plan has been produced by local resident volunteers, with the support of and on behalf of the Parish Council, using the views of the residents of Winchfield. Local businesses have also generously supported the plan development, including most notably Getmapping and Oak Design. The Neighbourhood Development Plan Committee has consulted and listened to the community, residents, land owners and businesses, regarding the sustainability and long-term development of our rural community. Effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Winchfield residents and conform to the National Planning Policy Framework and Guidance and do not contradict the emerging Hart Local Plan.

The plan committee received 94 written comments during the first village engagement session on August 31, 2014. Subsequently, 89 responses were received to the Neighbourhood Development Plan Survey, representing 37% of the 242 households in Winchfield and 194 local residents of voting age. Each comment was reviewed by the plan committee and helped to shape this plan. Community involvement continued as this plan evolved over the following months resulting in the pre-submission document. On October 24, 2016, Winchfield Parish Council formally accepted the modifications recommended by the Independent Examiner and approved this document as the final version of the Winchfield NDP for submission to Hart DC.

The Parish Council would like to thank the members of the Winchfield Neighbourhood Development Plan Committee and all the volunteers from the village and surrounding areas who have contributed and supported this effort, without which it would not have been possible to produce this Neighbourhood Development Plan.

This Winchfield Neighbourhood Plan has been adopted by Hart District Council on March 30, 2017, and made part of the Development Plan for Hart District.

Andrew Renshaw

Chairman, Winchfield Parish Council

March 2017

1.2 What is a neighbourhood development plan?

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

This NDP is submitted by Winchfield Parish Council, which is a qualifying body as defined by the Localism Act 2011.

The Plan applies to the entire Parish of Winchfield and this is known as the Neighbourhood Area.

In accordance with its requirements Hart District Council (Hart DC), the local planning authority, publicised the application from Winchfield Parish Council and advertised a consultation which ended on October 31, 2014. The application was approved and Winchfield Parish designated as the Neighbourhood Area on January 8, 2015.



Winchfield Parish Council confirms that this NDP relates only to the Parish of Winchfield and to no other Neighbourhood Areas. No other NDP exists nor is in development for part or all of the designated area.

The Winchfield Neighbourhood Development Plan (WNDP) must comply with the following basic conditions (summarised from National Planning Policy Framework [NPPF] Planning guidance paragraph 065).

- Have regard to national planning policy and advice.
- Contribute to the achievement of sustainable development.
- Be in general conformity with the strategic policies contained in the development plan for the area of the authority.
- Be compatible with EU obligations.

The WNDP will run concurrently with the Hart Local Plan (once in place) and apply until 2032.

Winchfield Parish Council, as the NDP responsible body, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery. The Plan will be reviewed by Winchfield Parish Council at least annually and revised when necessary to ensure it continues to meet the needs of Winchfield residents and the relevant District and National planning regulations.

1.3 Why do we need one?

Winchfield Parish Council resolved to develop an NDP for Winchfield on August 11, 2014, and appointed Clare Worley to lead the process for Winchfield. A development plan working group was then created of resident volunteers, representing the various communities across Winchfield. Nine volunteers formed the main WNDP committee and a number of additional experts were brought in as different skills and availability were required to undertake plan tasks. A Parish Council liaison officer was also appointed.

During the early planning the committee worked to identify the issues that could be addressed by an NDP.

Five issues were identified and addressed in our village survey:

- What housing need do residents have or foresee in Winchfield?
- How might new housing needs be delivered?
- What is important to residents when considering new sites for housing?
- What design requirements are there for new developments and homes?
- What other aspects of living in the village should be considered?

The housing need and preferences were established by considering the views of residents who attended the village engagement sessions and responded to the survey, considering data from Hart DC on land supply and noting the housing numbers in the draft Hart Local Plan.

1.4 Winchfield today

Winchfield lies at the very centre of the District of Hart; it actually is the heart of Hart. An ancient village mentioned in the Domesday Book, then named Winesflet, it was later documented as 'Winchelefeld' meaning 'open country'. There are 21 Domesday villages in Hart, six of which were important settlements with churches. Today only two of these remain and only Winchfield's St Mary's church, Grade I listed, still stands alone in the fields as it did when it was built about 1150. Nearby are the remains of a stone age settlement and a medieval village. There are two areas of archaeological interest, some thirty grade two listed buildings, remnants of wartime defences, sarsen stones and milestones that marked this as an important route between London and Winchester. Winchfield is a unique heritage village which has evolved over centuries to become a community today of some 660 residents in 242 dwellings including 14 farms, many of which are still productive with cattle, sheep and arable crops.

Some barns and farm buildings have been sympathetically converted to provide premises for small business units; all reflect the important individuality and character of the area.

The Parish boundary of Winchfield is, with the exception of a short distance on the A30, entirely green comprising farmland, fields, hedgerows and ancient woodland, in total a little over 700 hectares. The local gaps between Winchfield and its neighbours have been maintained to restrict coalescence and protect this rural environment, permitting many forms of recreational use accessible to all; a country environment yet close to more urban areas.

Winchfield lies at the very centre of the District of Hart; it actually is the heart of Hart.

The Basingstoke Canal runs near the southern boundary of the parish and is well used by narrow boat enthusiasts and canoeists. The towpath is unspoiled and peaceful, used and enjoyed by walkers and anglers. The M3 passes through Winchfield, without providing access to it. Most of the lanes have no paths, street lighting or road markings; these wind through the woodland defined by hedgerows and overhung with trees which are the essential wildlife corridors and habitat for so many birds, bats, owls and other animals. Residents use the narrow lanes, the pattern of which date from the 12th century, carefully sharing the road with pedestrians, cyclists and equestrians. The network of footpaths and bridleways across the fields provide miles of leisure routes for all to enjoy. All of these afford an ever-changing landscape for its different users. For its residents, it offers countryside living; for its many more visitors, it is the valuable green space they come to for rural recreation.

Winchfield is rich in wildlife that thrives in its variety of habitats; wetlands and field edges support vertebrates, small mammals and insects that in turn support a huge variety of birds, many of which are protected species; they include larks, owls, birds of prey, free roaming deer and badgers rarely seen in urban areas.

Ancient woodlands that have disappeared from so much of England punctuate the mosaic of fields and include several areas which offer wildflower treats – bluebells, primroses, narcissi, wild orchids and more. In the summer there is an abundance of blackberries and elderflowers; in autumn there are sloes and berries and fungi. The boundaries of Winchfield embrace a section of the Basingstoke Canal, Bagwell Green Site of Special Scientific Interest (SSSI), Odiham Common with Bagwell Green and Shaw (SSSI), and the Historic Park of Dogmersfield. Areas designated as Sites of Importance for Nature Conservation (SINCs) are dotted across the Parish, protected for the benefit of all to enjoy.

Residents of Winchfield believe it is both possible and desirable to meet future housing needs through a sensitive and sustainable development plan in keeping with the village



Residents of Winchfield believe it is both possible and desirable to meet future housing needs through a sensitive and sustainable development plan in keeping with the village, favouring the building of smaller, contained developments which our limited rural infrastructure can support. This can be achieved whilst preserving the essential rural characteristics which make Winchfield both a desirable place to live and such a valuable recreational amenity for the wider district.

2 The vision for Winchfield



2.1 Winchfield in 2015 — The 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.*
- 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.*
- 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.*
- 4 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.*
- 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.*

2.2 Winchfield in 2032 — The vision and objectives

In 2032 our overall objective is that Winchfield remains a rural village still with its own unique character and ambience. It has succeeded in accommodating its share of new housing development in a way that complements both its built heritage and its natural topography and history.

A. Housing

New housing has respected the character of existing buildings and has blended with them sympathetically in terms of size, scale and quality. Managed growth has been achieved through a mixture of infill and small scale developments which have given consideration to both rural and affordable housing needs.

The density of new developments has continued to allow for adequate off road parking, utility and garden space similar to and compatible with existing properties.

Appropriate development opportunities have given local people the opportunity to buy/rent homes ahead of them being offered on the open market. The growth in population has been absorbed successfully and, in consequence, a strong village community spirit thrives.

Vision:

To plan a future for Winchfield of sympathetic and sustainable development, achieving managed growth with incremental supporting infrastructure that maintains the essential characteristics of this Domesday listed village.

The many woodland footpaths and extensive bridleway network continue to be used and enjoyed without urban noise and light pollution.

B. Character of the village

New developments have blended into the village with design, materials and landscaping respecting Winchfield's history and rural look and feel.

Traditionally farmed green fields all across Winchfield and rural views from the canal towpath have been preserved. The many woodland footpaths and extensive bridleway network continue to be used and enjoyed without urban noise and light pollution.

New infrastructure to support incremental growth has been introduced with sensitivity and does not dominate the Winchfield landscape. The local gaps between Winchfield Parish settlements and neighbouring villages have been retained and coalescence avoided.

Small viable farms (including solar) continue to thrive in Winchfield contributing to Winchfield's green footprint.

C. Conservation

Ancient woodlands and hedgerows have been retained and protected which, in combination with existing SINC's, SSSIs and farmland, has enabled flora and fauna to co-exist with an increased village population.

Fields retain natural boundaries of native species and wetland areas continue to thrive providing habitat for wildlife.

D. History

Our historic buildings and heritage sites have been preserved and are visually unimpeded by inappropriate modern development.

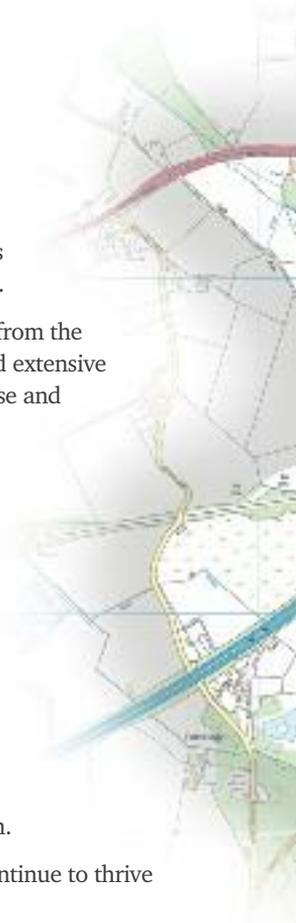
At Winchfield station the Victorian buildings (included in the Hampshire Archaeology and Historic Building Record) are preserved and maintained. Access is safeguarded for water tenders to service the steam trains that still stop at Winchfield to refill water on their journeys throughout the year.

E. Roads

Our network of rural lanes has been preserved and traffic management schemes have been introduced where appropriate to support safety of all users.

Ancient trees and hedgerows lining the lanes have been retained and still provide overhead corridors for wildlife.

Footpath and bridleway connections across the village are well maintained and signposted.





3 How we developed our Plan



3 How we developed our Plan

Village Engagement – An NDP is a community plan and must derive its objectives, actions and authority from the community. From the outset the plan committee were determined that the residents should be kept informed and given every opportunity to say what they wanted. Communication and consultation, in various forms, played a major role in formulating the Plan.

A communication programme was established to:

- Promote appropriate awareness of the project;
- Invite all residents to contribute to the development of the Plan and volunteer support;
- Promote consultation events;
- Provide regular updates on the status of the Plan and its development.

Key to this programme was publicity, public events and the use of local mail-drops and email to provide regular updates, together with the use of associated local website and twitter feeds to provide easily accessible information to the whole village and to encourage the residents to participate.

Village opinion was sought by:

- Delivering a survey to every house and business premise in the Parish to support the formulation of the base information needed to develop the Plan (September and October 2014) and to identify what aspects of life in the village are important to residents;
- Running village engagement sessions from August 2014 through October 2015 (each attracting 50 to over 100 people) to solicit village views on the purpose, content and proposals in the Plan and to identify what is important when considering possible development sites; and
- Offering constant contribution via a designated website and email.

All village engagement events were publicised by leaflet drop to every house and via email to those who chose this method, on the Parish website and on an associated local website. Details of the engagement sessions are contained in the Evidence Base.

The Survey Process – The survey was developed in consultation with the residents of Winchfield and the Winchfield Parish Council. Independent advice and guidance was also engaged via local Neighbourhood Plan consultants from ‘Towns Alive’ (www.townsalive.com) and Plan-et (www.plan-et.community). The survey (and initial village engagement session) was advertised via email to those signed up for email communications as supporters of Winchfield on August 26, 2014. Printed notices of all village engagement sessions were delivered by hand to every house in the village. The first village engagement session on August 31, 2014, was used to publicise the draft survey content and gain views and input. Over 94 comments were received during the two hour session and these significantly contributed to the final structure of the survey.

Copies of the finalised survey were printed and distributed to every house in Winchfield on September 26 and 27, 2014. All 242 houses received a copy to ensure everyone had a chance to have their say. This was also used as an opportunity to ensure every household was given the option and ability to join the process of creating the NDP.

We achieved a 37% response rate (89 surveys returned) over a 3-week period and overwhelming support for what we are all trying to achieve with the Winchfield NDP. The results were summarised in a presentation that was shared with all respondents and in future village engagement sessions. It has also informed the detail of this Plan.

Everyone in the Neighbourhood Area was given the opportunity to contribute to identifying the Vision and Objectives for the NDP, both in the village engagement sessions in August and December and via the village-wide survey in September/October 2014.

In arriving at the Objectives the need was perceived to:

- Summarise the requirements of the community which has contributed significantly to both the content of the Plan and to the design of an appropriate plan development procedure;
- Identify the key areas for policy development; and
- Help steer the choices made in the NDP. In many cases they result in a specific policy.

The 14 month plan preparation period (August 2014 – October 2015) culminated in a final village engagement session where the Vision, Objectives and draft Policies were unanimously endorsed by attendees.

In December 2015, the draft plan was submitted to Hart DC for a formal screening as to whether a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) were required for the Plan. This was arranged by Hart DC as the relevant Local Planning Authority (LPA). This screening determination was undertaken by independent consultants 'BASE – Town Planning Urban Design Environment' under Article 9 of the SEA Regulations 2004 & 102 of the Conservation of Habitats & Species Regulations 2010 (as amended) January 2016. Their report states:

'...it is concluded that the Winchfield Neighbourhood Plan will not have significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore does not need to be subject to a SEA Report. Similarly, the screening assessment concludes that no likely significant effects are likely to occur with regards to the integrity of any European sites and a full HRA is not required.'

From December 16, 2015 to January 22, 2016, a consultation was undertaken by Hart DC on this screening report with Natural England, the Environment Agency and Historic England. Consultation responses were received from all three bodies and on the basis of the information provided, all three consultation bodies agreed with the draft screening conclusions.

Hart DC, as the LPA, then formally confirmed: *'On the basis of the contents of the draft Neighbourhood Plan and following consultation with the relevant statutory bodies, Hart District Council has determined that an SEA or HRA assessment is not required for the Winchfield Neighbourhood Plan.'*



The Plan was then sent for a pre-submission Healthcheck, as recommended by Hart DC, via the Neighbourhood Planning Independent Examiner Referral Service (NPIERS) in January 2016. The Healthcheck is an independent desk-based review designed to help the qualifying body and the local planning authority to identify any issues that may cause delay or failure at submission or examination stages. By its very nature, the Healthcheck is less comprehensive than a formal examination, but it does try and pick up on any obvious weaknesses in the neighbourhood plan.

The report from Ann Skippers MRTPI, independent planning consultant and member of NPIERS Panel, was received on February 4, 2016, and helped us to refine the Plan ready for mandatory Pre-Submission Consultation.

Our Plan was submitted for Pre-submission consultation which ran from March 18 to April 29, 2016. Statutory consultees were invited to comment: these included our neighbouring Local Authorities, Historic England, The Environment Agency and many others. An independent examination Inspector was engaged by Hart DC to respond on their behalf. All Winchfield residents and businesses were invited to review the Plan and respond. A consultation responses summary is included in the Evidence Section which accompanies this document. Our plan was amended as necessary to reflect the comments received. The submission document along with additional statutory documents, the consultation statement and the basic conditions statement, were submitted to Hart DC for a final check before the formal examination process. Hart District Council undertook a six week consultation on the proposed NDP from July to September 2016. The Council appointed Andrew Ashcroft to undertake the independent examination of the Plan and all comments received during the consultation on the submitted plan were sent to the appointed examiner for consideration. Mr Ashcroft's report was received on October 4, 2016, and can be viewed on the Hart DC website.

Everyone in the Neighbourhood Area was given the opportunity to contribute to identifying the Vision and Objectives for the NDP

4 Housing need for Winchfield



4 Housing need for Winchfield

The Presumption in Favour of Sustainable Development

Winchfield recognises and accepts that it has to play its part in meeting the District housing requirement. The actual requirement will emerge from Hart's evolving Local Plan. The eventual adoption of the emerging Local Plan may require a reassessment of the policies set out in this Plan to address the level of growth required.

Housing need for Winchfield

In preparing the WNDP, plan makers have taken into account available up-to-date information relating to housing, housing need and provision of land. This has included relevant information relating to the emerging Local Plan and the March 2016 Five Year Land Supply document which suggests Hart's housing need is 382 houses each year over the plan period.

At this stage the policies in this Plan have been designed to bring forward future development that is proportionate to the size of the Plan area. They have been designed to have regard to national policy and to the saved policies of the Hart Local Plan.



Existing permissions granted

In calculating Winchfield's housing need still to be met via the Plan, we need to allow for permissions granted but not yet built. Winchfield Lodge (16 units), Winkworth Business Park on the A30 (8 units), plus two others (one unit each at 'April Wood' and '4 The Hurst') are listed as undeveloped permissions. The application details of these Granted Permissions are included in Section 6 in our Evidence Base.

Fulfilling the housing need in Winchfield

The WNDP recognises the need to ensure that we are able to meet the housing needs of future generations in a sustainable way.

There are 16 sites listed in Hart DC's Strategic Housing Land Availability Assessment (SHLAA) land supply in Winchfield. All of the 16 SHLAA strategic sites in Winchfield, as recorded in February 2015, are recognised by Hart DC in their SHLAA document 2014 as 'not currently developable because of the presence of constraints'.

Most respondents to the village questionnaire (84%) would prefer smaller development (five to seven homes) placement within and around the current village settlements. See Section 3 of the Evidence Base. However, the process of undertaking the WNDP has enabled residents to understand that such small sites could, if necessary, be supplemented by the addition of a carefully chosen site similar in size to Beauclerk Green. This has been validated in village engagement sessions.

84%

of respondents would prefer smaller development (five to seven homes) placement within and around the current village settlements.



Within this context the delivery of new housing is seen by the local community as best delivered by means of the following types of development:

- 1 A number of sensitive developments of up to seven houses on existing residential land, even where this may be beyond the current settlement boundaries but otherwise meet Hart DC and NPPF criteria and the policies in this Plan.
- 2 On other Brownfield sites in Winchfield, where identified, that meet Hart DC and NPPF criteria and the policies in this Plan. This would replicate the previous successful brownfield site regeneration of the former Winchfield Station Goods Yard.
- 3 One or two new unobtrusive developments of a similar size, scale and sensitive location to the existing successfully integrated Beauclerk Green (brownfield site) development, built in 1997. Such new development should not exceed the density of Beauclerk Green as it stands today.

This development has been particularly successful for the following reasons:

- The development is carefully positioned and shielded from the view of surrounding housing stock, partly due to its low lying site and partly due to the careful retention of woodland in and around the site.
- The variety and mix of housing types, including both larger detached houses and smaller affordable houses.
- The well-designed styling and positioning that creates a rural village feel even though it is a new development.
- The careful inclusion of, and design around, well-chosen amenity space such as the pond.
- The housing height (nothing over two storeys) and quality design using styles and materials that complement neighbours and the surrounding older parts of the village.

In the context of the Plan's ambition to bring forward proportionate housing growth given the lack of clarity on the emerging Local Plan plus the NDP focus on environmental and habitat protection, Winchfield Parish Council decided that the focus of this NDP is not on specific site selection but instead on:

- The development criteria to minimise impact on habitat, environment, heritage and significant views.
- The style of houses that will be built in the village.
- The optimum density and location of future development.

5 Our policies



5 Our policies

Objectives

In 2032 our overall objective is that Winchfield remains a rural village still with its own unique character and ambience. It has succeeded in accommodating its share of new housing development in a way that complements both its built heritage and its natural topography and history.

The WNDP Vision and Objectives will be realised by the following set of policies that:

- Are designed to conform to Hart DC's existing Saved Policies and guidance documents, their emerging Local Plan and the National Planning Policy Framework (NPPF).
- Address the issues of life in the village.

Hart DC's Saved Policies

In preparing these policies, we have consulted the appropriate national and local policies and guidance, a list of which is contained in Section 9 of our Evidence Base. We have also consulted the in-force Hart District Local Plan (Replacement) 1996-2006: Saved Policies are fully embraced in this Plan. Each WNDP policy first seeks to review the relevant in-force Hart Rural Policy, and then demonstrate the rationale for why a further NDP policy is appropriate. Overwhelmingly, we support and embrace the Hart Rural policies and agree with the overriding principles that:

- 'Any new development in rural areas however should be small in scale and related to local needs'.
- 'The location of major new development in rural areas establishes the need to travel to reach many services, and encourages reliance on the private car.' Hence, we are not proposing any new major developments, but instead the Plan and policies propose a more distributed sustainable development for Winchfield.
- 'The countryside of the district is also an important resource for recreation, providing opportunities for informal activities such as walking and cycling for the residents of surrounding urban areas.'

Vision:
To plan a future for Winchfield of sympathetic and sustainable development, achieving managed growth with incremental supporting infrastructure that maintains the essential characteristics of this Domesday listed village.

The following policies were arrived at in response to the views expressed by residents in the many public consultations and via the survey that commenced the evidence gathering for this NDP

The Presumption in Favour of Sustainable Development

Winchfield recognises and accepts that it has to play its part in meeting the district housing requirement. The actual requirement will emerge from the evolving Local Plan and the village will support its share of appropriate development as set out under these policies.

Our policies incorporate the key principles from the NPPF and are designed to provide additional specificity to the principles set out in Hart Policy RUR2, in the Interim Housing Delivery Strategy, Planning Principle 2; and Hart Policy RUR 3, to illustrate our sustainable development strategy for Winchfield. For example:

- Our Policies are cognisant of the ‘presumption’ guidance in NPPF paragraphs 11-16.
- Hart Rural Policy RUR2 says ‘Development in the open countryside, outside the defined Settlement Boundaries, will not be permitted unless the local planning authority is satisfied that it is specifically provided for by other policies in the Local Plan and that it does not have a significant detrimental effect on the character and setting of the countryside by virtue of its setting, size and prominence in the landscape’.
- The Interim Housing Delivery Strategy, Planning Principle 2 further gives specific guidance allowing development outside settlement boundaries provided certain criteria are met.
- RUR3 builds on RUR2 by specifying particular environmental considerations that may be taken into account when dealing with applications for development in the countryside.

Given the fact that almost all land within the defined rural settlements in Winchfield is already at or approaching development capacity, in order to achieve sustainable development it is necessary to set NDP policies to specifically provide clarity on when and what type of development outside the settlement boundaries is acceptable and desirable.

Where planning applications are considered against the policies of this Plan this will underpin the approach we will adopt in delivering sustainable development in our village.

Policy Refinement

The following policies were arrived at in response to the views expressed by residents in the many public consultations and via the survey that commenced the evidence gathering for this NDP

Each policy is drafted to articulate:

- The background to the policy and the Policy Objective.
- How the policy links to any current Hart Saved Policy and planning guidance and national guidance.
- Justification – how our policy respects and builds upon the Hart Saved policy as an essential additional planning consideration for Winchfield.

In addition, where the plan community engagement revealed village preferences that were community aspirational objectives, rather than Neighbourhood Development Policies, we have included these in the relevant plan sections as Watch Points.

How our policies reflect our objectives

Objective A – Housing

New housing development has respected the character of existing buildings and has blended with them sympathetically in terms of size, scale and quality. Managed growth has been achieved through a mixture of infill and small scale developments which have given consideration to both rural and affordable housing needs.

The density of new developments has continued to allow for adequate off road parking, utility and garden space similar to and compatible with existing properties.

Appropriate development opportunities have given local people the opportunity to buy/rent homes ahead of them being offered on the open market.

The growth in population has been absorbed successfully and, in consequence, a strong village community spirit thrives.

Related Policies (and Watch Points):

- A1 Size and Location of New Developments
- A2 Residential Car Parking Spaces, Gardens and Utility Space
- A3 Height and Type of Housing
- A4 Design
- A5 Density
- AW1 (Watch Point) Assets of Community Value
- AW2 (Watch Point) Community Infrastructure Levy (CIL) monies

Objective B – Character of the village

New developments have blended into the village with design, materials and landscaping respecting Winchfield's history and rural look and feel.

Traditional farmed green fields all across Winchfield and rural views from the canal towpath have been preserved. The many woodland footpaths and extensive bridleway network continue to be used and enjoyed without urban noise and light pollution.

New infrastructure to support incremental growth has been introduced with sensitivity and does not dominate the Winchfield landscape. The local gaps between Winchfield Parish settlements and neighbouring villages have been retained and coalescence avoided.

Small viable farms (including solar) continue to thrive in Winchfield contributing to Winchfield's green footprint.

Related Policies:

- B1 Rural Look and Feel – Significant Views & Topography
- B2 Rural Look and Feel – Lanes and Public Rights of Way
- B3 Safeguarding of Land for a new Public Right of Way
- B4 Light Pollution
- BW1 (Watch Point) National Grid Power Lines
- BW2 (Watch Point) Existing Lanes without Footpaths

Small viable farms (including solar) continue to thrive in Winchfield contributing to Winchfield's green footprint.

Ancient trees and hedgerows lining the lanes have been retained and still provide overhead corridors for wildlife.

Objective C – Conservation

Ancient woodlands and hedgerows have been retained and protected which, in combination with existing Sites of Importance for Nature Conservation (SINC), Sites of Special Scientific Interest (SSSI) and farmland has enabled flora and fauna to co-exist with an increased village population.

Fields retain natural boundaries of native species and wetland areas continue to thrive providing essential habitat for wildlife.

Related Policies:

C1 Local Ecology, Wetlands and Flood Risk Areas

Objective D – History

Our historic buildings and other heritage features in the parish have been preserved, enhanced and not harmed by inappropriate new development.

At Winchfield station the Victorian buildings are preserved and maintained and access is safeguarded for water tenders to service the steam trains that still stop at Winchfield to refill water on their journeys throughout the year.

Related Policies:

D1 Historic Environment and Assets

Objective E – Roads

Our network of rural lanes has been preserved. Traffic management schemes have been introduced where appropriate to support safety of all users.

Ancient trees and hedgerows lining the lanes have been retained and still provide overhead corridors for wildlife. Footpath and bridleway connections across the village are well maintained and signposted.

Related Policies (and Watch Point):

E1 Development Access

EW1 (Watch Point) Traffic Management

5.1 Housing policies

Villagers would specifically prefer several developments carefully and unobtrusively positioned to ensure sensitive development across the village. Respondents preferred placement of housing in Winchfield as follows:

- 84% were in favour of a series of small scale developments (max 5-7 houses per site) spread around the Parish.
- 65% were in favour of individual houses around the Parish as infill and as additions to existing settlements.
- Less than 20% of respondents were supportive of one or more housing estates, or creating a village centre, or ribbon development (road edge infill to join up groups of housing). See Section 3 of our Evidence Base.

However, the process of undertaking the NDP has enabled residents to understand that such small sites could, if necessary, be supplemented by the addition of a carefully chosen site similar in size to Beauclerk Green. This has been validated in village engagement sessions.

Housing should be provided on a scale which is appropriate to the character of the village and will enable new residents to integrate easily into village life. There should be provision for those with a strong local connection to have preferential access to housing to allow families to stay close and be allowed to continue a family supportive structure. Similarly, 60% of respondents saw the need for granny annex additions to existing properties to keep families together (see Evidence Base Section 3).

Infill sites outside of settlements that are sympathetically designed and positioned to minimise impact on neighbouring properties will relieve the pressure on greenfield alternatives. Access roads to new developments should seek to avoid increasing the number of openings on to rural lanes which will detract from the rural nature of the village. Street lighting will damage the rural environment of Winchfield leading to a feel of urban/suburbanisation and should be avoided wherever possible.

Policy A1 – Size and Location of New Developments

Most respondents to the village questionnaire (84%) would prefer smaller development (five to seven homes) placement within and around the current village settlements. See Section 3 of the Evidence Base. However, the process of undertaking the NDP has enabled residents to understand that such small sites could, if necessary, be supplemented by the addition of a carefully chosen site similar in size and density to Beauclerk Green. Such a site must be carefully situated to minimise impact and visibility respecting settlement/s and new Local Gaps with neighbouring villages. This has been validated in village engagement sessions.

Our policy seeks to enhance the current Hart DC policies and facilitate suitable sustainable development even where it might be outside of the Winchfield Settlement Boundaries. Winchfield has two Hart recognised Settlement Boundaries – Winchfield Hurst and Winchfield Court – and several other areas of housing concentration (Station Road, Beauclerk Green, Old Potbridge Road and Odiham Road). It is important that new development should work with the essentially open character of the village and not adversely affect the natural beauty and landscape of the local or wider area. We recognise that sustainable development in Winchfield will need to go beyond the current Settlement Boundaries.

84%

of respondents to the village questionnaire would prefer smaller development of five to seven homes



Our policy incorporates the key principles designed to provide additional specificity to the principles set out in Hart Policy RUR2 and in the Interim Housing Delivery Strategy, Planning Principle 2; and RUR 3, to illustrate our sustainable development strategy for Winchfield. For example:

- Our Policies are cognisant of the ‘presumption’ guidance in NPPF paragraphs 11-16.
- Hart Rural Policy RUR2 says ‘Development in the open countryside, outside the defined Settlement Boundaries, will not be permitted unless the local planning authority is satisfied that it is specifically provided for by other policies in the Local Plan and that it does not have a significant detrimental effect on the character and setting of the countryside by virtue of its setting, size and prominence in the landscape’.
- The Interim Housing Delivery Strategy, Planning Principle 2 further gives specific guidance allowing development outside settlement boundaries provided certain criteria are met.
- RUR3 builds on RUR2 by specifying particular environmental considerations that may be taken into account when dealing with applications for development in the countryside.
- Hart Rural policy RUR20 states: Within the settlement boundaries of the rural settlements, small scale housing development will be permitted, providing (i) ‘the density, scale and design are not harmful to the character of the surrounding properties’ and (ii) ‘the development does not result in the loss of an important area of open land, or gap in frontage, which contributes to the character and setting of the settlement’.

The need for additional waste water and water supply infrastructure provision to supply and service new residential schemes will involve input from the water companies (Thames Water and South East Water). These companies will need to be involved in discussions as to how this would be delivered. The companies will also have an important role to play in advising developers on the scale of any capacity constraints that may exist and how they could satisfactorily be remedied.

Our policy seeks to enhance the current Hart DC policies and facilitate suitable sustainable development even where outside of the Winchfield Settlement Boundaries.

Our policy seeks to enhance the current Hart DC policies and facilitate suitable sustainable development even where outside of the Winchfield Settlement Boundaries.

Policy A1: Size and Location of New Developments

As a general principle new housing developments should respect the existing scale of the village and should not result in a new development of more than seven homes.

As an exception, a new housing development in excess of seven homes will be considered if on a carefully chosen site, similar in size and density to Beauclerk Green, respecting existing settlements and current local gaps which prevent coalescence with neighbouring villages.

Appropriate redevelopment of brownfield sites will be supported in preference to greenfield sites. The appropriate redevelopment of disused buildings will be supported.

Developers will be required to demonstrate that there is adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water and/or waste water infrastructure.

Drainage on the site must maintain separation of foul and surface flows.

In the event that there is a water supply, waste water capacity and surface water drainage infrastructure capacity constraint the developers will be required to identify the appropriate improvements that are required and how they will be delivered.

Further information on water supply and sewerage infrastructure can be found on Thames Water's website.

Winchfield Settlement Boundaries



Inset Map 29
Winchfield Hurst
Adopted Hart District Local Plan
(Replacement) 1996-2006



Inset Map 28
Winchfield Court
(Former Hospital)
Adopted Hart District Local Plan
(Replacement) 1996-2006

**Winchfield's designated Settlement Boundaries, Winchfield
Hurst and Winchfield Court**
(as recorded by Hart DC Local Plan Replacement 1996-2006)



Survey respondents felt one space per bedroom plus one visitor space per dwelling was optimal. Due to the rural remoteness, car ownership in Winchfield is higher than the national average and public space for visitor parking is minimal.

Policy A2 – Residential Car Parking Spaces, Gardens and Utility Space

Winchfield is keen to ensure provision for utility and parking spaces 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 (in particular in The Hurst and Station Road).

Hart DC's existing parking policy (Parking Provision Adopted Interim Guidance, August 2008) states that Winchfield is Zone 3, requiring 1.75 spaces per one bedroom unit, 2.75 spaces per two bedroom unit, 3.5 spaces per three bedroom unit, and four spaces for a unit with four or more bedrooms. A further clarification is provided that the area within 400m of Winchfield Station is considered Zone 2, requiring only 1.5 spaces per one bedroom unit, 2.5 spaces per two bedroom unit, 3.25 spaces per three bedroom unit, and 3.5 spaces for a unit with four or more bedrooms. See Evidence Base pages 21-22 for further policy detail.

Due to the rural remoteness, car ownership in Winchfield is higher than the national average and public space for visitor parking is minimal. Particular focus on parking and utility space is therefore expected for all new developments. Future development in Winchfield should provide adequate off-street parking for both residents and visitors within each dwelling boundary.

Winchfield is a spread-out rural village with no public children's play areas, allotments, or communal off road parking areas for residents and their visitors. Therefore, all homes should be planned to accommodate space for families to play safely and to accommodate their own resident and visitor parking and utility needs within the property boundary. Survey respondents felt one space per bedroom plus one visitor space per dwelling was optimal. Provision for rubbish bins should be accommodated without adversely affecting neighbours or the aesthetics of the village.

Policy A2: Residential Car Parking Spaces, Gardens and Utility Space

All new homes built in Winchfield should allow for one car parking space per bedroom, plus one visitor space per dwelling within each curtilage. For the purposes of this Plan, a 'dwelling' is defined as a unit independently available for sale or rent.

Garage blocks (i.e. multi-dwelling garaging concentrated in stand-alone blocks) are not considered in keeping with the village look and feel and will be resisted. Where no garage is provided with a dwelling, secure storage space suitable for bicycles should be provided.

Adequate storage space for refuse and recycling bins should be provided within the boundary of each dwelling. Private garden space should be provided in proportion to the size of the dwelling – specifically at least the size of the property footprint, to be in keeping with the existing spatial nature of the village.

Policy A3 – Height and Type of Housing

The residents overwhelmingly want to protect the rural nature, look and feel of Winchfield. Three-storey townhouses do not suit the rural look and feel of Winchfield.

83% of survey respondents voted for developments only of one- or two-storey homes (ground and first floor). See Section 3 of our Evidence Base.

Hart DC's Policy GEN4 references building size in terms of scale and prominence but is not specific on restricting rural development to maximum two-storey properties.

Policy A3 sets out detailed guidance on these matters. For clarity, the policy is not intended to prevent loft conversions or the insertion of the appropriate windows or other openings in loft conversions.

Policy A3: Height and Type of Housing

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. New dwellings should blend with the existing character of the village and its settlements.

Policy A4 – Design

The opportunity should be taken to enhance the built environment and improve the quality of the design aesthetic within the village. Buildings should ideally be in keeping with rural style, materials and building techniques (e.g. preferred traditional styles including: oak framed structures, traditional red roofing tiles or thatch, traditional red brick or block and render, natural wood/larch lap above render, and the use of natural material e.g. wood, or similar visual effect for windows and doors).

96% of survey respondents wanted development to be traditional and rural in style in keeping with the character of the village. See Section 3 of our Evidence Base.

Hart DC Policy GEN1 (i) requires development to be in keeping with the local character by virtue of scale, design, massing, height, prominence, materials, layout, landscaping, siting and density. Hart policy GEN4 references building size in terms of scale and prominence but is not specific on building design and materials.

Policy A4: Design

All proposals for new development should be in keeping with the rural environment of Winchfield and respect the character of the existing settlements and rural properties.

New developments and improvements to existing properties should be planned in a way that reduces greenhouse gas emissions and utilises energy efficiency measures. The use of renewable, decentralised and/or low carbon energy generation technology will be supported.

96%

of survey respondents wanted development to be traditional and rural in style in keeping with the character of the village.

Policy A5 – Density

Housing Density in Winchfield is very important to residents, as evidenced by the village survey responses. This policy is designed to set a maximum density in the village for the future. Villagers would specifically prefer several developments carefully and unobtrusively positioned to ensure sensitive development across the village. Respondents preferred placement of housing in Winchfield as follows:

- 84% were in favour of a series of small scale developments (max 5-7 houses per site) spread around the Parish.
- 65% were in favour of individual houses around the Parish as infill development.
- Less than 20% of respondents were supportive of one or more housing estates, or creating a village centre, or ribbon development (road edge infill to join up groups of housing). See Section 3 of our Evidence Base.

Hart Rural policy RUR20 states: ‘Within the Settlement Boundaries of the rural settlements, small scale housing development will be permitted, providing (i) ‘the density, scale and design are not harmful to the character of the surrounding properties’ and (ii) ‘the development does not result in the loss of an important area of open land, or gap in frontage, which contributes to the character and setting of the settlement’. Density is also mentioned in GEN1 (i) ‘Proposals for development which accord with other proposals of this plan will be permitted where they: i) Are in keeping with the local character by virtue of their scale, design, massing, materials, layout, landscaping, siting and density.’

There are two areas that our policy is designed to clarify:

- We recognise that sustainable development in Winchfield will need to go beyond the current Settlement Boundaries.
- Density, though mentioned is not defined in RUR 20, and is left open to interpretation.

We have formulated the policy below based on the density of Winchfield’s most recent and highly successful new development (Beauclerk Green 1997), a brownfield development of the Winchfield Station former goods yard. Beauclerk Green is an excellent example of where appropriate housing density has managed to keep the rural look and feel within the small estate. This has been enhanced by retaining natural screening which softens the exterior view from surrounding houses, roads and countryside. Beauclerk Green has a total of 48 houses at a density of less than 25 dwellings per hectare. The combination of new homes, and provision of open communal spaces around the pond whilst retaining mature trees, has ensured that this development quickly settled into the existing landscape.

84%

were in favour of a series of small scale developments (max 5-7 houses per site) spread around the Parish

Policy A5: Density

Any new developments within the parish of Winchfield should have a maximum density of 25 dwellings per hectare.



AW1 – Watch Point – Assets of Community Value

Assets of Community Value (ACVs) are important to the sustainability of the community. The inclusion of these on the local planning authority’s register of ACVs will provide the Parish Council or other community organisations within Winchfield with an opportunity to bid to acquire an ACV, if it is placed for sale on the open market, under the Community Right to Buy Regulations.

Watch Point AW1: Assets of Community Value

Key Assets of Community Value will be registered within Plan period. Once the assets have been defined the community will expect them to be retained for the purposes which led to their registration.

AW2 – Watch Point – Community Facilities and CIL Monies

Communities with an NDP will receive a percentage of the Community Infrastructure Levy (CIL) applicable to developments in the designated Plan Area. This is a charge that Local Authorities can levy on new developments in their area. The charges are set by the local council and are based upon the size and type of development, with a dispensation for smaller developments.

Watch Point AW2: CIL Monies

The local element of CIL monies raised from developments in Winchfield may be spent maintaining and purchasing ACVs or on any other infrastructure proposal that Winchfield Parish Council may consider to be of future benefit to the community, for example on creating a children’s play area, garden allotments or planting new hedgerows and trees on community owned land.

CIL monies should not normally be spent on services and maintenance that are already provided by Hart District Council and Hampshire County Council.

Consideration may be given for CIL monies to be used to help improve Broadband across Winchfield, and any additional signage needed to restrict commuter parking in residential areas, especially in the vicinity of the station.

5.2 Character of the village

Policy B1 – Rural Look and Feel – Significant Views & Topography

The rural nature and spread-out geography of the village are greatly valued by all who live in or visit Winchfield. Residents wish to protect the rural look and feel of the village. 96% of survey respondents said they felt this was important. See Section 3 of our Evidence Base.

Current Hart DC Policy RUR 3 includes that (otherwise permitted) developments in the countryside will be permitted where '(i) The countryside is protected and maintained through the retention, creation or enhancement of features of nature conservation or landscape importance' and '(iii) The site is satisfactorily landscaped to reduce its impact on the surrounding countryside. CON7 deals similarly with river valleys, and CON10 the Basingstoke Canal.

Our B1 policy respects and builds upon these rural policies to provide clarity on the Significant Views in Winchfield. There are various noted viewpoints in Winchfield and for the purposes of this policy we include the following:

- Multiple views from the Basingstoke Canal SSSI, as identified by the Basingstoke Canal Association.
- Farmed and woodland landscapes visible from public rights of way (including but not limited to public footpaths and bridleways) and land adjacent to St Mary's Church.

96%

of residents wish to protect the rural look and feel of the village

Policy B1: Rural Look and Feel – Significant Views & Topography

- 1 Development should not result in a loss of, or harm to, the significant views from the canal as identified on the map within this policy.
- 2 Hedgerows, mature trees (individual or copses) and ancient woodland are valued and should be preserved and retained as part of otherwise acceptable new developments.

Watch Point BW1: National Grid Power Lines

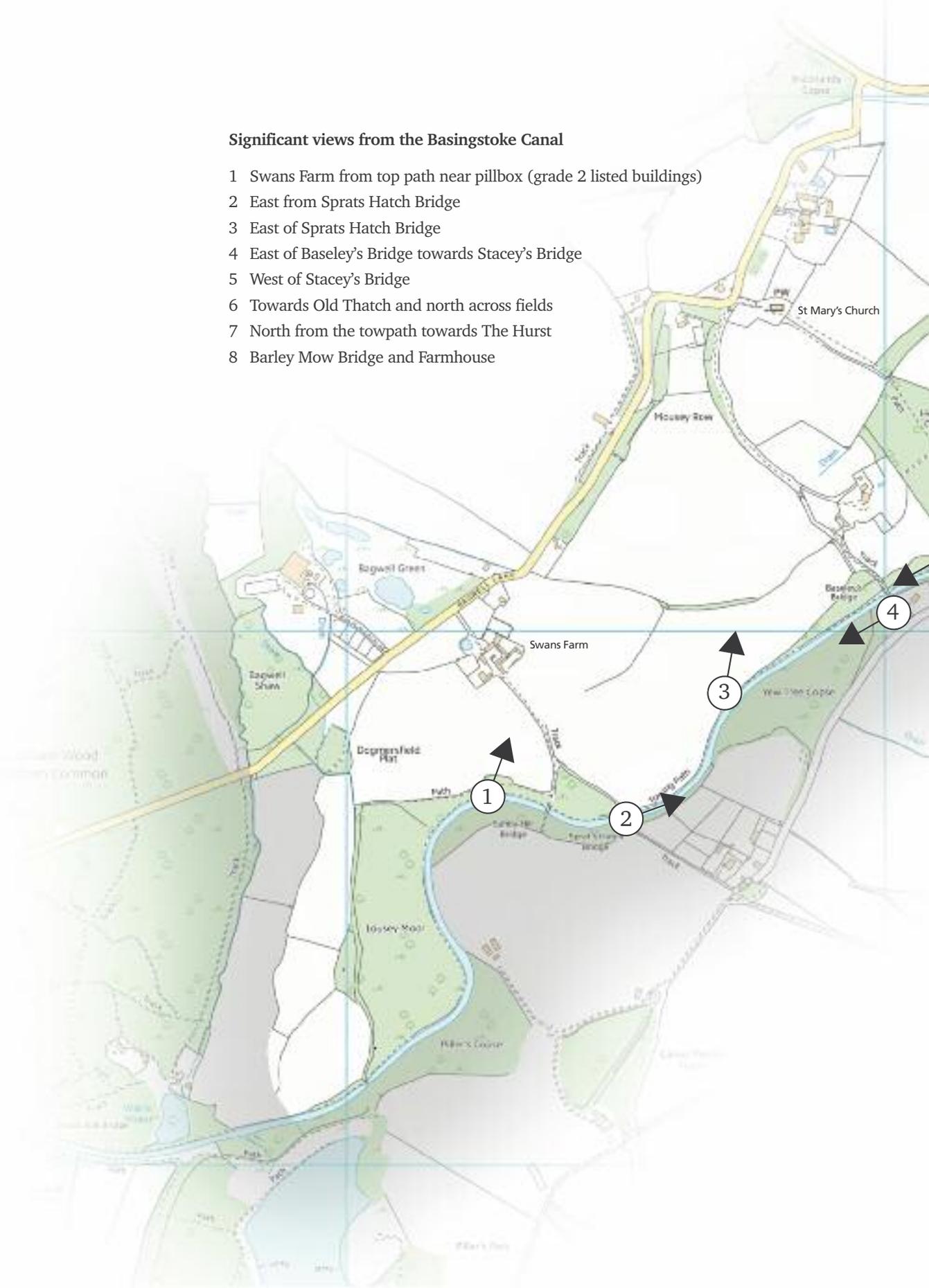
Residents wish to maintain the rural landscape and, as has been done in other recent developments, would favour that new development should be designed with electricity cables buried beneath the ground.

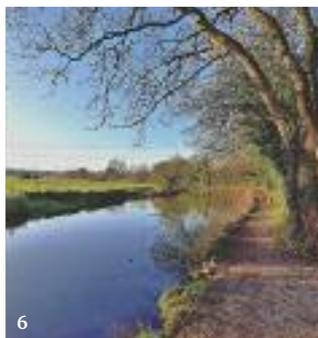
Watch Point BW1: National Grid Power Lines

Any new electricity supply required for new development should be buried underground with no new pylons to be added to the Winchfield landscape.

Significant views from the Basingstoke Canal

- 1 Swans Farm from top path near pillbox (grade 2 listed buildings)
- 2 East from Sprats Hatch Bridge
- 3 East of Sprats Hatch Bridge
- 4 East of Baseley's Bridge towards Stacey's Bridge
- 5 West of Stacey's Bridge
- 6 Towards Old Thatch and north across fields
- 7 North from the towpath towards The Hurst
- 8 Barley Mow Bridge and Farmhouse





96%

of survey respondents want to protect the rural lanes in Winchfield for future generations to enjoy.

Policy B2 – Rural Look and Feel – Lanes and Public Rights of Way

The rural lanes of Winchfield are valued by residents as they contribute to the non-urban look and feel of the village. 65% of survey respondents felt there were sufficient public footpaths in Winchfield. However, 34% felt more could be done to allow for connections between existing facilities. See Section 3 of our Evidence Base.

We wish to see the tree-lined narrow lanes continue to be a feature of Winchfield, as they have been in substantially the same lane patterns since the 12th century, whilst accommodating increased road usage in Winchfield and the surrounding villages. The vast majority – 96% of survey respondents – want to protect the rural lanes in Winchfield for future generations to enjoy. Additionally, there is a need to recognise that traffic is increasing and there are safety concerns when motor vehicles share narrow lanes with pedestrians, equestrians and cyclists.

This policy is designed to ensure that adequate provision of off road footpaths and bridleways is considered in new developments, to ensure pedestrians and other social road users are not put at risk, and our ancient roadside verges not disturbed.

Hart DC Policies GEN3, RUR2 & 3 and CON8 are consistent with and cover some aspects of this policy, where related to hedgerows.

Policy B2: Rural Look and Feel – Lanes and Public Rights of Way

Development proposals which adversely affect the tranquillity, rural nature and layout of the existing roads, lanes, byways and footpaths will not be supported. Development proposals should recognise and respect the intrinsic character and beauty of the countryside.

The improvement of existing public rights of way and the provision of new public rights of way which respect local character will be supported.

The historical routes and current widths of the rural lanes are in the process of being formally GIS mapped as a base line for preservation. This data will be available when considering future proposals for modification.

Winchfield Footpaths and Bridleways

There are 17 footpaths and bridleways, in addition to the Three Castles Path, which run through and around the fields and lanes, as shown on the map. A full table of path numbers and OS grid references is included in the Evidence Base.

Winchfield Footpaths, Bridleways and Significant Views



Significant views from canal



Significant views from footpaths and St Mary's Church



Footpaths and bridleways

BW2 – Watch Point – Existing Lanes without Footpaths

The majority of residents felt that Winchfield has sufficient public footpaths. The introduction of new urban-style footpaths if provision of such footpaths requires removal of existing trees and hedgerows which currently define many of the lanes in the Plan area will not be supported.

Watch Point BW2: Existing Lanes without Footpaths

Existing trees and hedgerows should be retained to maintain the current road widths to minimise the adverse impact of vehicular traffic. Proposals which seek to introduce urban-style footpaths beside existing lanes will be strongly resisted.

Policy B3 – Safeguarding of Land for a new Public Right of Way

Winchfield has many well-used footpaths and bridleways as detailed in the Evidence Base which accompanies this Plan. The historic Three Castles path is inspired by the 13th century journeys of King John between Windsor Castle and Winchester. Despite recent developments the route mainly follows a continuous chain of rights of way using less than five miles of roads. The route from King John’s Castle at Odiham leaves the Basingstoke Canal in Winchfield and heads north through the village via Bagwell Lane which is narrow, with a dangerous bend and without a footpath. Re-routing this path across Talbothays Farm would significantly enhance safety for users of this section of the long distance path and also provide iconic views of wooded countryside.

Policy B3: Safeguarding of Land for a new Public Right of Way

Land at Talbothays Farm and as shown on the map below will be safeguarded for a new section of the Three Castles Path. Proposals for built development that would otherwise prevent the development of the new right of way will not be supported.



- - - Proposed new route
 - - - Existing route

Policy B4 – Light Pollution

The NPPF (para 125) supports that ‘by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation’.

Winchfield is currently an area of ‘dark sky’; the absence of street lighting is an important asset in the rural look and feel of Winchfield. The majority of dwellings are set back from the road and this also reduces the character impact of external domestic lighting. Light pollution undermines enjoyment of the night sky and is detrimental to many species of nocturnal animals and birds, in particular owls and bats which are frequently seen and heard in this rural area.

Winchfield is within the 5km zone of influence of the Thames Basin Heaths Special Protection Area. The site supports important breeding populations of nightjars whose nocturnal feeding can be adversely impacted by light pollution.

Yellow or orange light is less disruptive to wildlife than white light and also ‘switching off’ at quiet times, e.g. between midnight and 5am can reduce the impact of external lighting. The positioning, duration, type of light source and level of lighting are all factors that can affect the impact of light on wildlife. Hart Policy GEN1 (xiii) supports this policy.

This policy seeks to ensure that unwelcome intrusion of light pollution from future development will be minimised.

Proposals for any street lighting or security lighting should be designed in such a way as to minimise light pollution.

Any proposal for street lighting or lighting within a development should be accompanied by reasoning as to why it is required, since such a proposal would normally be resisted. If a light or lights should be deemed necessary, consideration will be given to using a lower height post, incorporating downward lighting preventing overhead light pollution. Time activation restrictions may also be required.

Individual property security lights, that are visible from roads or footpaths or neighbouring properties, should be restricted in range and brightness so as not to visually damage the character of the area or be considered un-neighbourly. Such domestic security lights should have automatically controlled activity time limitations, and be set to activate for the minimum time period.

Appendix 1 identifies the key principles associated with guidance on lighting in rural areas by the Institute of Lighting Engineers and provides a link to the most up to date advice produced by that organisation.

Light pollution is detrimental to many species of nocturnal animals and birds, in particular owls and bats which are frequently seen and heard in this rural area.

Policy B4 – Light Pollution

All development should be designed in a way that does not require external lighting or the use of street lighting. Proposals for any necessary street and external lighting should comply with the current guidelines established for rural areas by the Institute of Lighting Engineers.

5.3 Conservation

Policy C1 – Local Ecology, Wetlands and Flood Risk Areas

NPPF para 109 states ‘the planning system should contribute to and enhance the natural and local environment by:

- minimising impacts on biodiversity and providing net gains in biodiversity where possible.
- contributing to the government’s commitment to halt the overall decline in biodiversity including establishing coherent ecological networks that are made more resilient to current and future pressures.
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.’

Hart DC has in place various relevant Conservation policies in ‘saved policies’. These include:

- CON 1, European designations, development which would adversely affect the Special Protected Area (SPA).
- CON 2, conservation areas, SPA, SSSIs (Sites of Special Scientific Interest).
- CON 3, local SINC (Site of Importance for Nature Conservation) as ‘an irreplaceable resource within the district’.
- CON 5, protected species, plant or animal.
- CON 7, River valley protection.
- CON 8, trees, woodland and hedgerows as amenity value.
- CON 10, the Basingstoke Canal, specifically the important views.
- CON 13, conservation areas general policy.
- CON 22, development around settlements.
- CON 23, development affecting Public Rights of Way reducing rural character or detracting from significant views.

Winchfield is committed to protecting the Sites of Special Scientific Interest (SSSIs) and Sites of Importance for Nature Conservation (SINCs). The ancient woodlands and hedgerows are home to many birds, owls and bats which nest and breed in the copses and protected areas. All these birds and bats require extensive areas of rough pasture, meadow and scrub to find voles and mice for food.

Winchfield also lies materially within the ‘zone of influence’ of the Thames Basin Heaths SPA. Within this zone of influence Natural England has identified that additional housing development is likely to have a significant effect on the integrity of the SPA. Therefore, any proposals for new housing development within this zone must include measures to protect its integrity.

Hampshire Biodiversity Information Centre (HBIC) has provided documentation which details amphibians and reptiles, 59 species of birds, 28 species of flowering plants, 56 butterflies and moths and 5 species of bats resident in Winchfield. Some of these are rare and some endangered; to ensure their protection we may need to add specific conservation policies for Winchfield. HBIC has also provided information about habitats in our district which also require conservation action.

Whilst the protection offered is wide ranging, the above do not fully specify how they impact Winchfield; clarity is needed on the specific areas within Winchfield Parish which are important for conservation. Our policy therefore builds on the above and offers mapped clarity on the areas most in need of preservation. Policy C1 draws together these important considerations and sets out key expectations for developers. In interpreting this policy, reference should be made to the most up-to-date information available from the Environment Agency and other relevant sources.

The ancient woodlands, fields and hedgerows are home to many birds, owls and bats which nest and breed in the copses and protected areas.

Policy C1: Local Ecology, Wetlands and Flood Risk Areas

Development proposals that impact local wildlife and habitats should demonstrate how biodiversity will be protected and enhanced. Development should retain, and where possible enhance, existing watercourses, wetlands, ponds, copses, woodlands, mature native trees and hedgerows. The creation of new wildlife corridors between open spaces and habitats will be supported.

The following four maps show:

- Areas prone to flooding for Winchfield Parish.
- The Thames Basin Heaths Special Protection Area and Zone of Influence.
- Important areas and hunting grounds for birds and bats in Winchfield.
- HBIC map showing SSSIs, SINCs and Ancient Woodland.

Areas Prone to Flooding

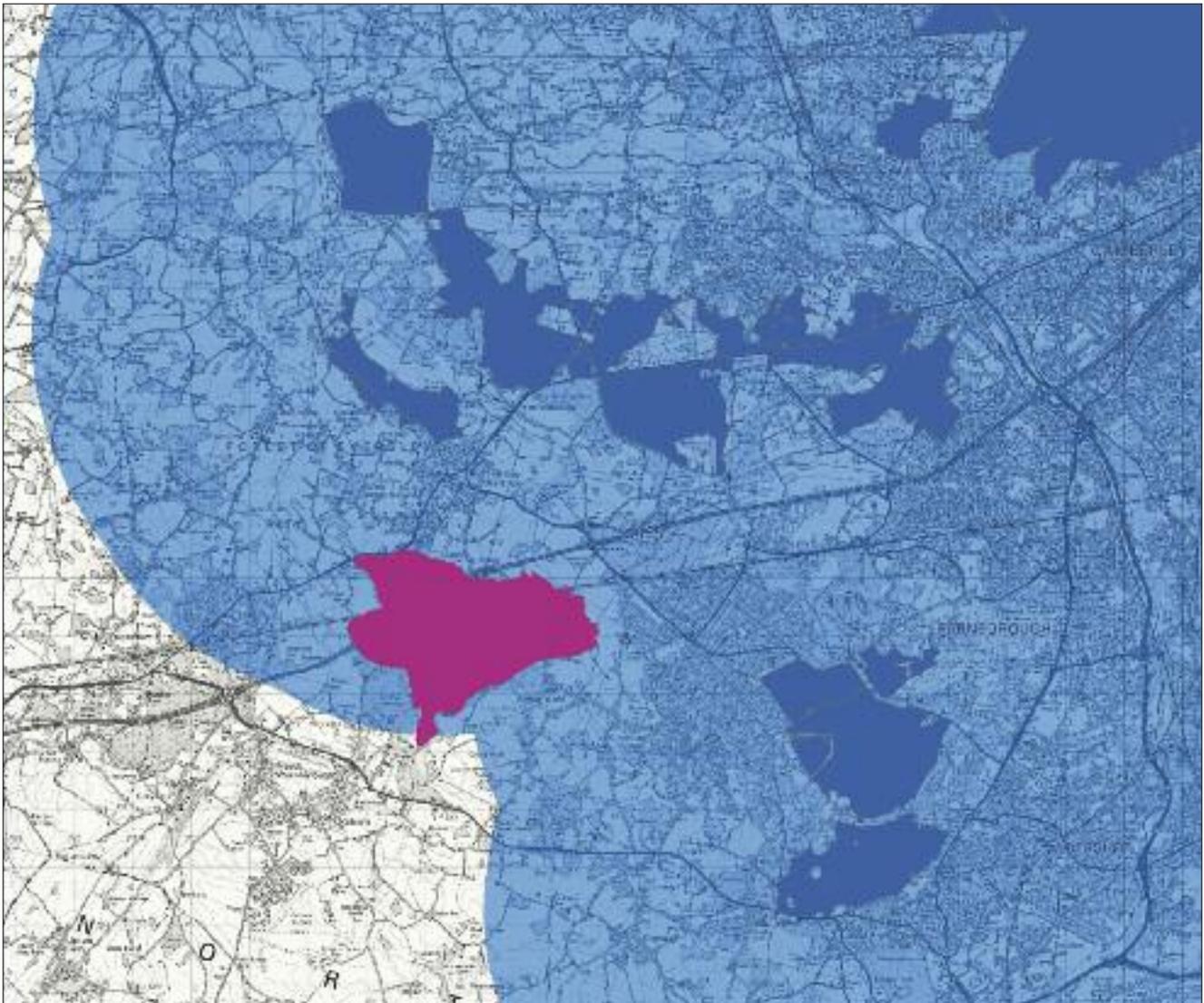


- Winchfield Parish Boundary
- Conservation Area
- SSSI
- SINC
- Ancient Woodlands
- TPOs
- TPO Groups
- Flood Zone 3
- Flood Zone 2

Hart District Council runs an ongoing 'floodline' survey, reports from which are submitted to the following flood risk management authorities: Hampshire County Council (including highways), the Environment Agency and Thames Water.

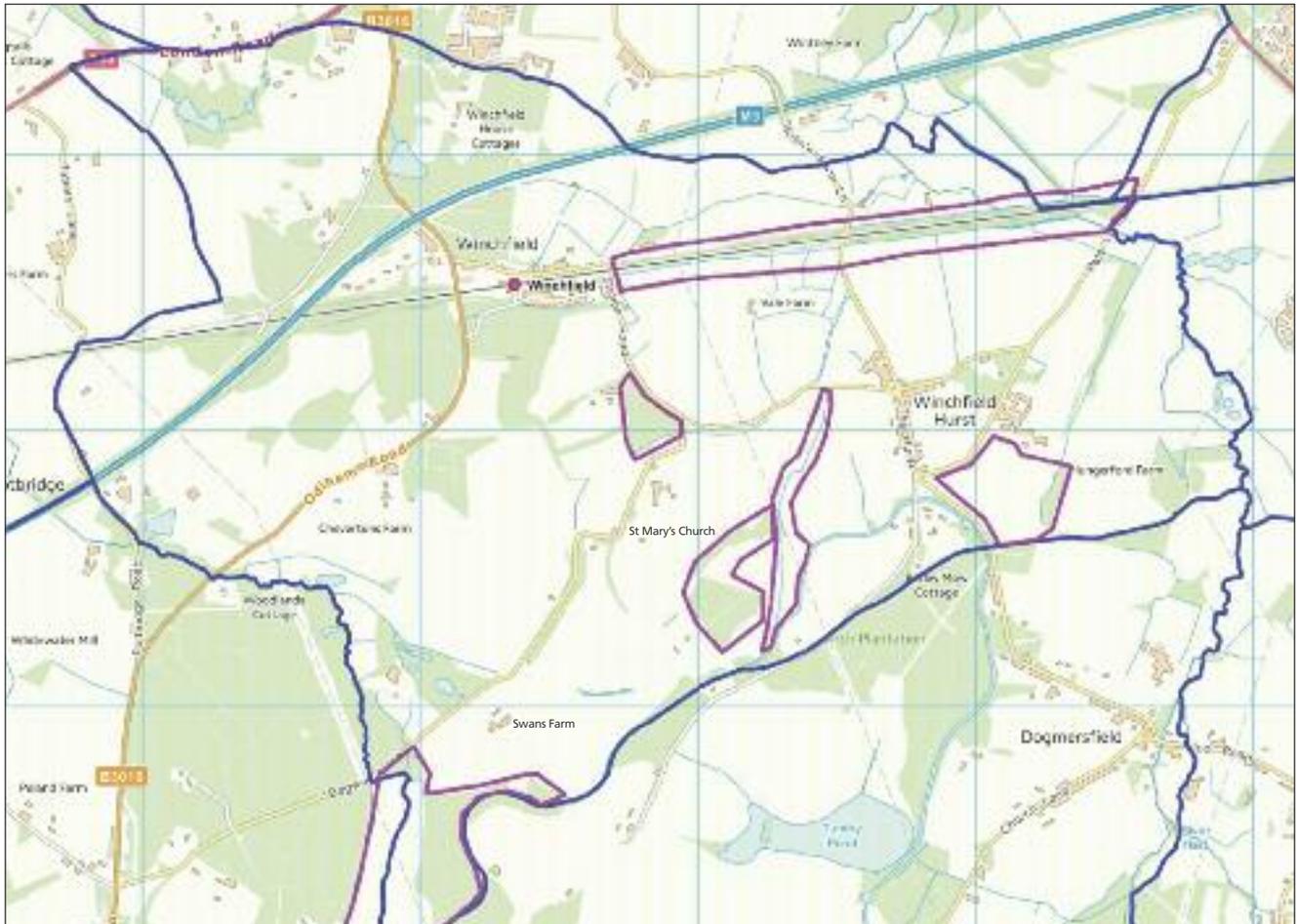
‘Zone of influence’ of the Thames Basin Heaths SPA

HBIC Ref: 5848 SPA and 5km Zone of Influences with Winchfield Parish



-  Winchfield Parish
-  Thames Basin Heaths SPA
-  5km Buffer of all SPAs

Important Hunting Areas for Birds and Bats in Winchfield

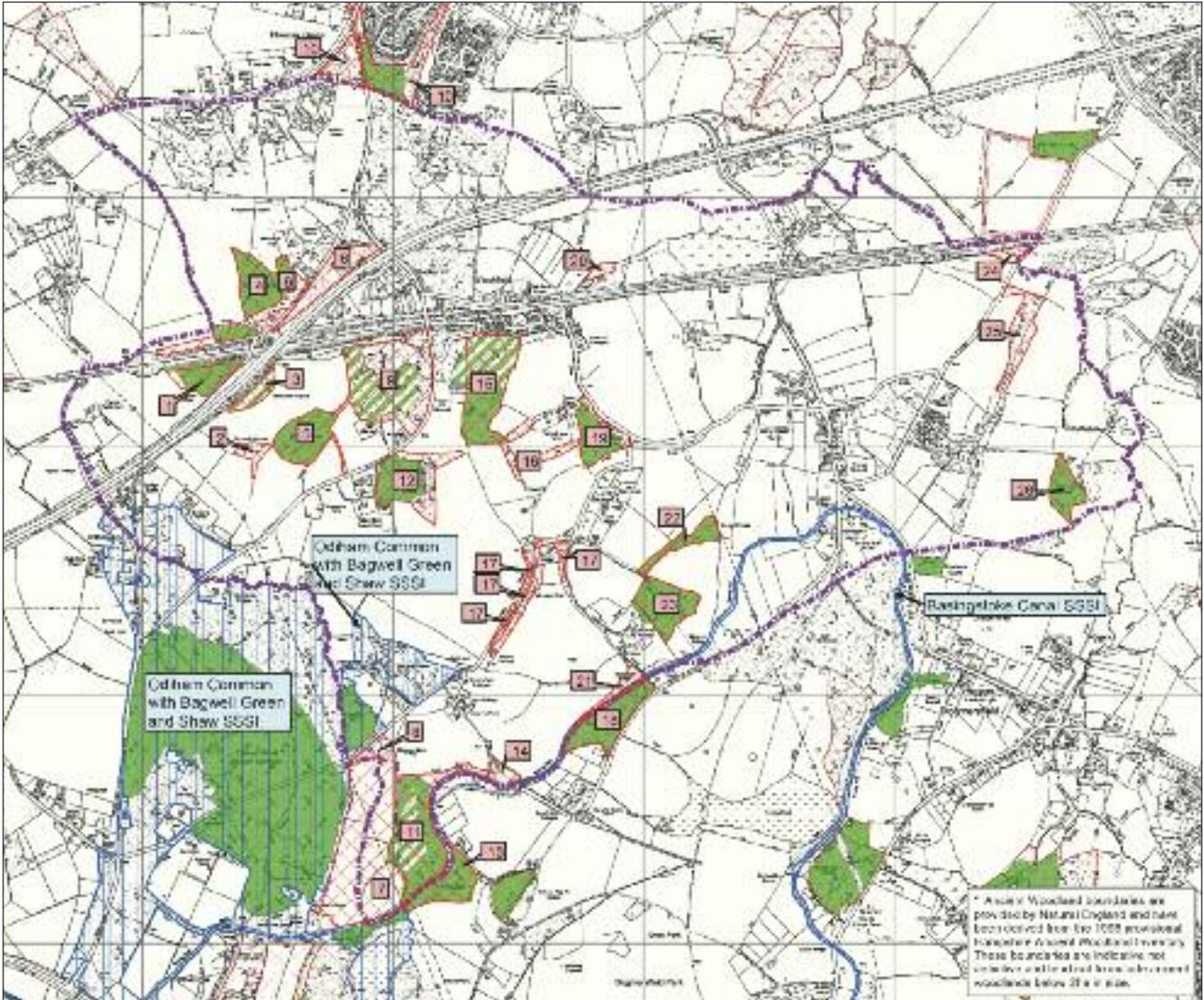


Protected and Notable Species of Birds Recorded by HBIC within or overlapping the Parish of Winchfield between 1995 and 2013

Barnacle Goose	Grasshopper Warbler	Kingfisher	Pochard	Song Thrush
Barn Owl	Great Black-backed Gull	Lapwing	Red Kite	Spotted Flycatcher
Blue-headed Wagtail	Great Crested Grebe	Lesser Black-backed Gull	Redshank	Starling
Brambling	Green Sandpiper	Lesser Spotted Woodpecker	Redwing	Tawny Owl
Bullfinch	Greenshank	Lesser Redpoll	Reed Bunting	Turtle Dove
Common Buzzard	Grey Partridge	Linnet	Reed Warbler	Water Rail
Cetti's Warbler	Hawfinch	Little Egret	Ruff	Wheatear
Common Tern	Hen Harrier	Little Owl	Sand Martin	Whinchat
Cuckoo	Herring Gull	Little Ringed Plover	Shoveler	Willow Tit
Fieldfare	Hobby	Marsh Tit	Siskin	Woodlark
Firecrest	Hoopoe	Merlin	Short Eared Owl	Yellowhammer
Gadwell	House Sparrow	Osprey	Skylark	Yellow Wagtail
Goosander	Kestrel	Peregrine Falcon	Snipe	

Ancient woodlands, SSSIs, and SINC

HBIC Ref: 5848 Statutory and non-statutory designated sites within Winchfield Parish



- Winchfield Parish
 - SSSI (Labelled Blue)
 - SINC (Numbered)
 - Surrounding SINC
- Ancient Woodland Inventory**
- Semi-Natural
 - Replanted

Ancient woodlands, SSSIs, and SINCs

Map Ref.	Status	SINC Ref.	SINC Name	Central Grid Ref.	HBIC SINC Criteria	Area (ha)
1	SINC	HA0076	Beggars Corner	SU75305430	1A	2.04
2	SINC	HA0078	Gravelly Copse, Winchfield	SU75405398	1A	0.87
3	SINC	HA0079	Oldman's Copse	SU75455420	1A/1B	1.16
4	SINC	HA0083	Shapley Heath Copse	SU75505470	1B	3.21
5	SINC	HA0086	Bottom Copse, Winchfield	SU75705400	1A	3.98
6	SINC	HA0087	Shapley Heath	U75705460	1A/1B/1D	6.77
7	SINC	HA0091	Fields West of Lousey Moor	SU75905240	2B	14.77
8	SINC	HA0092	Bagwell Shaw (South)	SU75905276	1A/1Cii/1D	1.11
9	SINC	HA0094	Tossell Wood	SU76005430	1B	10.97
11	SINC	HA0096	Lousey Moor	SU76105250	1A/1B	7.92
12	SINC	HA0097	Withy Bed Copse	SU76105390	1A	5.46
14	SINC	HA0106	Lousey Moor North-East	SU76405270	1A	1.08
15	SINC	HA0107	Furzy Moor	SU76405430	1A/1B	7.23
16	SINC	HA0111	Tudor Farm Shaws	SU76505393	1A	1.70
17	SINC	HA0253	Mousey Row	SU76535341	1A	2.37
19	SINC	HA0120	Blacklands Copse, Winchfield	SU76805400	1A	3.07
20	SINC	HA0262	Small Copse, Winchfield	SU76855470	1Cii	0.46
21	SINC	HA0121	Yew Tree Copse North	SU76905303	1A	0.86
22	SINC	HA0125	Round Copse and Shaw	SU77105360	1A	1.75
23	SINC	HA0126	Hellet's Copse	SU77205340	1A	3.73
24	SINC	HA0146	Pale Lane Field	SU78455476	6A	0.56
25	SINC	HA0147	Hungerford Farm Meadow & Copse	SU78505450	1A/2D	2.84
26	SINC	HA0154	Gunner's Copse	SU78705380	1A	2.21
	SSSI		Odiham Common with Bagwell Green and Shaw			
	SSSI		Basingstoke Canal			

5.4 History

Policy D1 – Historic Environment and Assets

The historic environment and heritage assets of Winchfield are valued and should be respected and protected from development that would intrude on their physical or visual setting. Future development must be in keeping with the local character and respect the existing landscape setting of any such heritage asset or their surrounding environment.



The church of St Mary's is an outstanding example of Norman architecture. Historic England lists the church as one of only nine Grade 1 listed buildings in Hart DC. It is indeed the oldest listed building in the whole Hart District.

All designated historic heritage assets in the Parish and their settings, both above and below ground and including currently listed buildings and monuments will be conserved and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place. Hampshire's Historic Landscape Assessment (HLA) stresses the importance of good planning to ensure that the landscape evolves in a way that leaves it rich and diverse in the future. Buildings, monuments and conservation areas that may be designated in future assessments will also be protected, including any related conservation areas that may be created. NPPF (para 126) recognises that heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance.

Current Hart DC Conservation Policies CON 11, 17 and 18 provide good protection for Archaeological Sites and Scheduled Monuments, Listed Buildings (including one of the oldest Grade I listed buildings in Hart – St Mary's Church) and 'Buildings of Local Interest'. This includes, but is not limited to, all items listed in the Hampshire Archaeology and Historic Building Record. However, current Hart policies do not specify the extent of the surrounding area and how it should be protected.

As can be seen from the two maps on the following pages from Hampshire County Council Archaeology and Historic Buildings Record many of the listed buildings currently sit in open rural locations which enhance their visual historical significance and contribution to the local character of the area.

As part of this plan process, local residents have mapped many of the items listed in the official Hampshire records, and this information is included in the Evidence Base Section 4.

Policy D1 sets out the Plan's approach to this important matter. Any proposed development will be assessed against the maps in this Plan and all up-to-date relevant information to ensure that the design, position, scale and mass of proposed new development does not adversely affect the significance of any heritage asset or its setting.

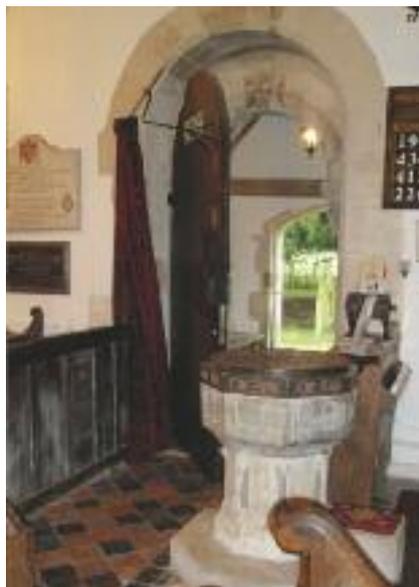
Policy D1: Historic Environment and Heritage Assets

Heritage assets in the Plan Area especially the listed buildings and their settings should be protected, conserved and enhanced when development proposals are brought forward.

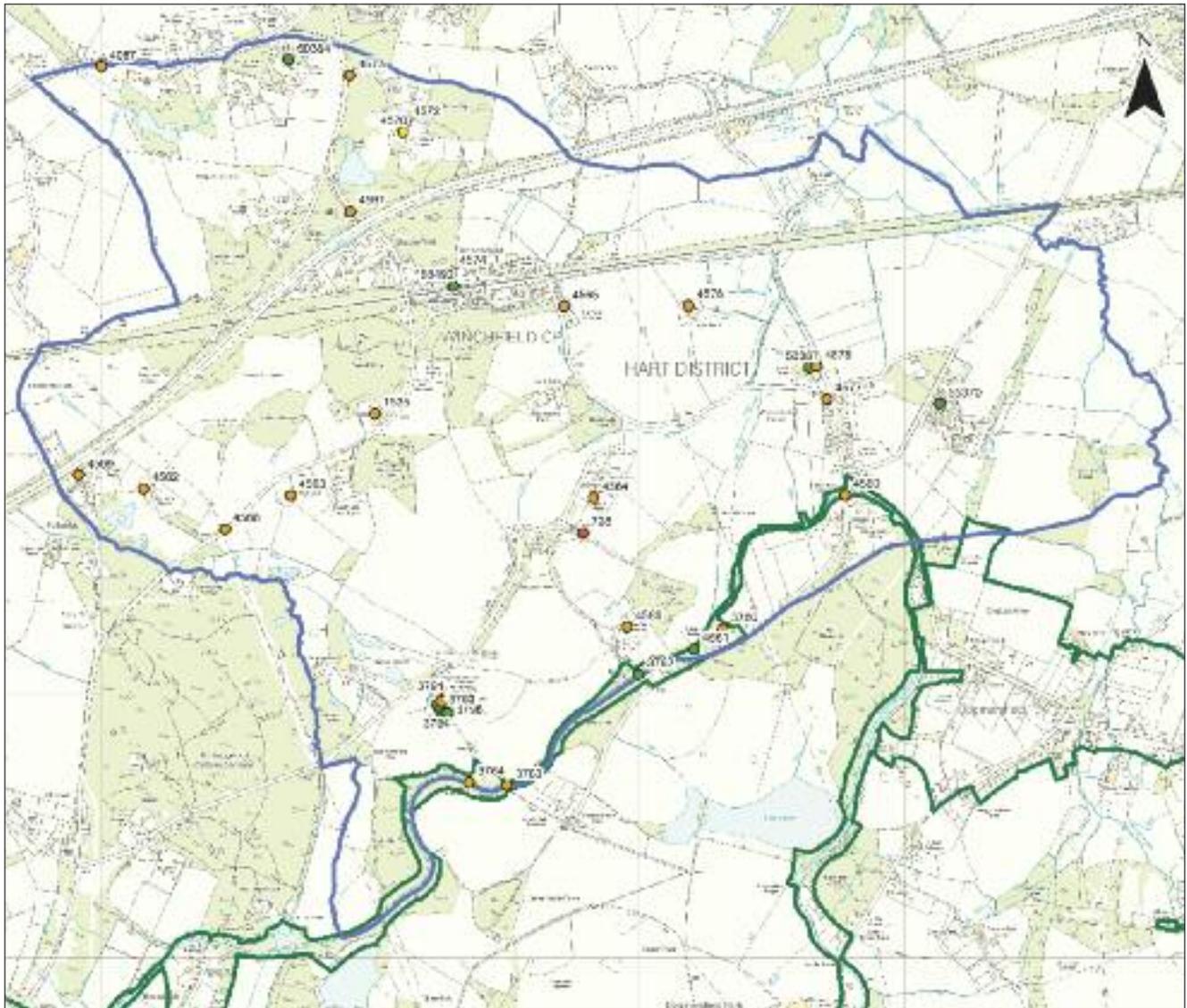


Of Special Note – St Mary's Church

The church of St Mary's is an outstanding example of Norman architecture. Historic England lists the church as one of only nine Grade 1 listed buildings in Hart. It is indeed the oldest listed building in the whole Hart District. St Mary's is unusual in having survived the age of Victorian restoration with much of its fabric – all except the modern north aisle, the 16th-century south porch and the 19th-century renewal of the top of the tower – virtually as it was when the medieval masons finished it eight centuries ago. St Mary's has stood in the village of Winchfield for more than 850 years. Dating from about 1150 it was originally built by the monks of Chertsey Abbey. Many of the original Norman features remain to this day. Notable features are the Norman Tower Arch, Norman Chancel Arch, Font, the Pulpit and ancient oak pews.



Winchfield Parish Historic Buildings

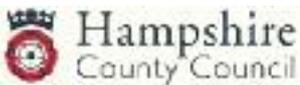
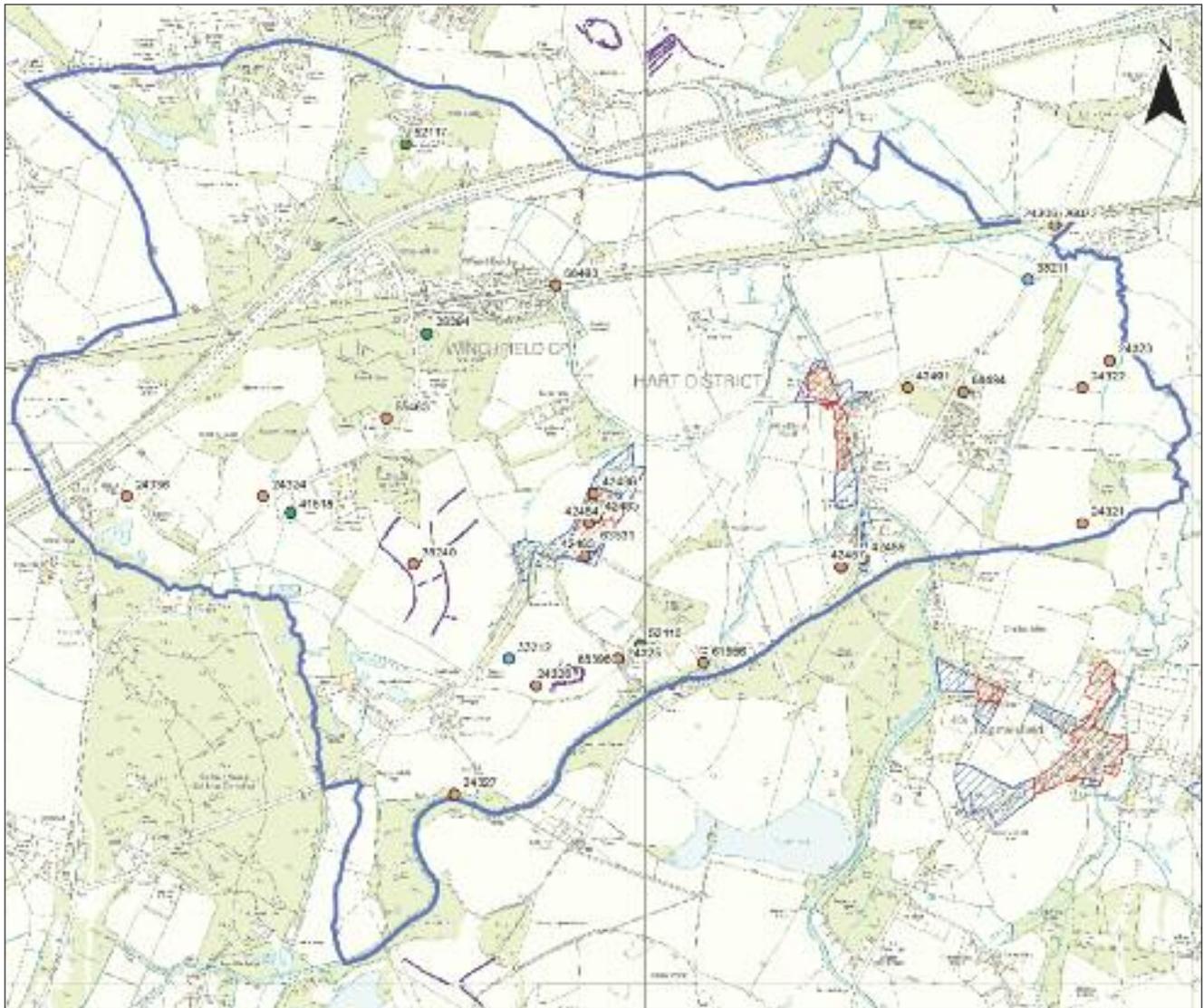


- Grade I
- Grade II
- Grade II*
- Unlisted
- Conservation Area

Summary of listed buildings from Hampshire County Council Archaeology and Historic Buildings Record

HCC reference Site number	Description of building or site	Listing	Location in Winchfield
728	Church of St Mary. Norman Church built around 1150 with later additions	Grade I	Bagwell Lane
4570	Winchfield House	Grade II*	Odiham Road
1525, 50384	Brick Kiln at Pet Crematorium, Stable at Ashley Lodge	Grade II	Odiham Road
3760	Old Thatch, C17 or earlier thatched cottage	Grade II	Sprats Hatch Lane
3762, 3763 4560, 4561	Baseley's Bridge, Sprats Hatch Bridge, Barley Mow Bridge, Stacey's Bridge, built 1792, restored by HCC 1975	Grade II	Basingstoke Canal
3791, 3792, 3793, 3794, 3795, 3796, 4564, 4568	Dairy Cottage, Swans Farmhouse Barns, Shed, Cart Shed and granary, Court House, The Old Rectory	Grade II	Bagwell Lane
4087, 4566, 45678	Milestones	Grade II	Odiham Road and A30 near NE Parish boundary
4562, 4563, 4566, 4567, 4572, 4573, 4574	Baileys Farmhouse (previously Bridge Farmhouse) Chevertons Farmhouse, 2 Milestones, Winchfield House, North Lodge, South Lodge and Stable Block Lodge, South Lodge and Stable Block	Grade II	Odiham Road/ Station Road
4565, 68492	Cranfords Barn Farmhouse, Winchfield Station Footbridge	Grade II	Station Road
4569	Valley End	Grade II	Potbridge Road
4575, 4577 50387	Hurst Farm Barn, Dairy and Rose Cottage	Grade II	Winchfield Hurst
4576	Vale Farm Barn	Grade II	Taplins Lane
55370	Hartley Wintney Workhouse (now Winchfield Court)	Grade II	Pale Lane

Map of Hampshire County Council Archaeology and Historic Buildings Record assets



- | | | | | |
|--|--|--|--|--|
|  Findspot |  Monument |  Name |  Parks and Gardens |  HCC Cropmarks |
|  Area of Archaeological Potential | | | |  Area of High Archaeological Potential |

Summary of listing from Hampshire County Council Archaeology and Historic Buildings Record

HCC reference Site number	Description of building or site	Location in Winchfield
24306, 24321, 24322, 24323, 24324, 24325, 24326, 24327, 24336, 26072	Type 22 and type 24 pillboxes and anti-tank block near railway	near Chevertons Farm, Hungerford Farm, Swans Farm, Bridge Farm, The Old Rectory, Pale Lane, Gunners Copse Withy Bed Copse
28394, 33211, 33212, 35240, 41518, 42483, 42484, 42485, 42486	Medieval settlement. Part of the Royal Commission on the Historical Monuments of England (RCHME) Medieval settlement Project and mentioned in the Domesday Book as Winesflet. Later documented in 1086 as Wynchelefeld (open country). Pottery and flint findspots Sites of former buildings, earthworks.	Area around St Mary's Church and Court House, Bagwell Lane; noted as area of high archaeological potential. Furzy Moor near Beauclerk Green, areas south of Withy Bed Copse, Chevertons Farm
42487, 42489, 42491	Tithe map of 1843 and OS map of 1873 records former buildings and ponds	The Hurst and Sprats Hatch Lane, area of high archaeological potential
52110, 52117	Historic gardens, post medieval. Recorded in HCC Historic Parks and Gardens Register	Winchfield House, The Old Rectory
55463	Site of Winchfield Brickfield and Brick Kiln (now the site of Dignity Pet Crematorium).	South of Tossell Wood
61556	Tim's Tump. Mound, possibly spoil from when the Basingstoke Canal was dug.	Near Stacey's Bridge
68398	Cropmark, possibly an enclosure, possibly a number of trackways	South of The Old Rectory
68493	Railway Bridge	Station Hill
68494	Mortuary, adjacent to the Old Hospital, (originally the Workhouse built in 1871)	Next to Winchfield Court

5.5 Roads

Policy E1 – Development Access

Residents wish to see the tree-lined narrow lanes and rural village thoroughfares continue to be a feature of Winchfield, as they have been in substantially the same lane patterns since the 12th century, whilst accommodating increased road usage in Winchfield and the surrounding villages.

The vast majority – 96% of survey respondents – wish to see the rural lanes in Winchfield remain in their current form for future generations to enjoy. Additionally, we recognise that traffic is increasing and there are safety concerns with narrow lanes and access/exit sightlines. A further consideration is the retention and preservation of the ancient trees and hedgerows lining the lanes which provide important corridors for wildlife.

Hart DC Transportation Policy T15 provides that ‘development requiring new or improved access will not be permitted if it would: i) interfere with the effectiveness of, or significantly reduce the safety, function and standard of service of the strategic road network, ii) adversely affect the safety and character of the non-strategic road network’

Whilst our policy ‘B2 – Rural Look and Feel – Lanes’ considers the preservation of the lane widths and natural boundaries, this policy specifically restricts new vehicular access onto existing lanes.

Policy E1: Development Access

Access to any new development should take account of existing vehicle access to proposed development sites and should avoid damage to existing trees and hedgerows.

Where this approach is impractical and where a new access is required this will only be permitted if no detrimental impact is caused to the overall rural character of the lane.

Residents wish to see the tree-lined narrow lanes and rural village thoroughfares continue to be a feature of Winchfield.

Watch Point EW1 – Traffic Management

Residents have continuously expressed a strong view in all consultations over the past 15 years that measures are needed to control the speed of traffic travelling through the village along the B3016 Odiham Road. After 30 years of lobbying by the Winchfield Parish Council, and as a direct result of this WNDP creation work and village engagement, Hampshire County Council introduced a 50mph speed limit on part of the road in October 2016.

The public consultations in preparing the WNDP have highlighted concerns over traffic generation, access difficulties, speeding and conflicts between residential use and rat run traffic. Increased traffic to and from the station is adding to the problem.

Winchfield is also used as a short cut by drivers moving between the South and the M3/major transport links and larger towns and cities. Many, as evidenced by Parish Council sponsored speed checks, exceed the speed limit, particularly along the B3016, on Station Road and in The Hurst. Traffic congestion, road safety and speeding are all major concerns to residents.

The remaining areas of concern raised by survey respondents are:

- The junction at the Barley Mow pub where visibility is poor and pedestrians are at risk from cars exceeding the speed limit from three directions.
- Station Road, Station Hill, Pale Lane, Taplins Farm Lane and Bagwell Lane which are used by pedestrians, horse riders and cyclists, frequently organised family bike rides with young children. Walkers and riders must use these lanes to connect various footpaths, and are endangered by some traffic not observing village/narrow lane courtesies. Villagers would like to see all residential stretches of village lanes made 30 mph zones in line with HCC policy.

We believe that improvements in these areas would significantly enhance the quality of life for residents of Winchfield and the surrounding communities.

Watch Point EW1: Traffic Management

A campaign will be re-commenced by the Parish Council to have Hampshire County Council formally mandate reduced speed limits across the Parish (initially 30 mph for all residential stretches of village lanes and improve the various dangerous junctions). Other road user warning signs will also be requested, that alert traffic to the likely presence on the rural lanes of pedestrians, cyclists and equestrian road users.

Where this needs to be done via request signs, these will, with the owners' permission, be placed on private land where they will be visible to passing drivers. Weight restrictions will be pursued to deter overuse of the lanes by commercial traffic using them as a short cut. The use of caution signs will be explored to highlight the risks to other road users in the lanes, subject to agreement with Hampshire County Council.

A 'Community Speed Watch' programme will also be considered, working with Hampshire County Council Traffic Management Team.

6 Glossary



6 Glossary

Affordable Housing: NPPF definition; Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

Ancient Woodland: NPPF definition; An area that has been wooded continuously since at least 1600 AD.

Archaeological Interest: NPPF definition; There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Biodiversity: The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity generally tends to reduce biodiversity, so special measures often need to be taken to offset the impact of development on natural habitats.

*Ancient Woodland:
NPPF definition – An area
that has been wooded
continuously since at least
1600 AD.*

Brownfield Land/previously developed land: Any land or premises previously used or developed including vacant, derelict or contaminated land. It excludes parks, recreation grounds and statutory allotments. Previously developed land, NPPF definition: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time

Character Appraisal: An appraisal, usually of the historic character of conservation areas or other historic areas, such as terraced housing.

Community Infrastructure Levy (CIL): NPPF definition – A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres.

Community Engagement and Involvement: Involving the local community in the decisions that are made regarding their area.

Conservation Area: An area of special architectural or historic interest the character and appearance of which are preserved and enhanced by local planning policies and guidance. An area of notable environmental or historical interest or importance which is protected by law against undesirable changes.

Conservation (for Heritage policy): NPPF; The process of maintaining and managing change to a Heritage Asset in a way that sustains and, where appropriate, enhances its significance.

Conservation – the natural environment: The protection of animals, plants and natural resources, geodiversity sites and landscape areas.

Consultation: A communication process with the local community that informs planning decision-making.

Core Strategy: A development plan document forming part of a local authority's Local Plan, which sets out a vision and core policies for the development of an area.

Department for Communities and Local Government (DCLG): Government department that has responsibility for areas such as local government, housing, planning, community cohesion, empowerment and regeneration.

Development: Legal definition is 'the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.'

Development Plan: A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

Evidence Base: The evidence upon which a development plan is based, principally the background facts and statistics about an area, and the views of stakeholders.

Greenfield Land: Greenfield land is land not previously built on, usually outside the current boundary of a city, town or village.

Greenfield Site: Land where there has been no previous development.

Green Space: Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

Housing Associations: Not-for-profit organisations providing homes mainly to those in housing need.

Independent Examination: An examination of a proposed Neighbourhood Plan, carried out by an independent person, set up to consider whether a Neighbourhood Plan meets the basic conditions required.

Infrastructure: Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

Localism: Shifting power away from central government control to the local level. Making services more locally accountable, devolving more power to local communities, individuals and councils.

Local Plan: The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

Local Planning Authority (LPA): Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

National Planning Policy Framework (NPPF): The government policy document adopted in March 2012 intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Neighbourhood Plan: A planning document created by a parish or town council or a neighbourhood forum, which sets out a vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood Plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the Neighbourhood Plan will then form part of the statutory development plan.

Neighbourhood Planning: A community-initiated process in which people get together through a local forum or parish or town council and produce a plan for their neighbourhood setting out policies and proposals for the development they wish to see in their area.

Policy: A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Planning (Listed Buildings and Conservation Areas) Act 1990: The primary piece of legislation covering listed buildings and conservation areas.

Presumption in favour of Sustainable Development: The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the 'golden thread running through both plan making and decision taking'. The NPPF gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Referendum: A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood Plans and Neighbourhood Development Orders are made by a referendum of the eligible voters within a neighbourhood area.

Rural: Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

Saved Policies: The Hart District Local Plan (Replacement) 1996-2006 was adopted on December 23, 2002. On June 22, 2006, the Council adopted First Alterations to the Hart District Local Plan (Replacement). This introduced 5 new policies (with an ALT prefix) that superseded seven of the policies in the original Replacement Local Plan. The Planning and Compulsory Purchase Act 2004 had the effect of automatically saving Local Plan policies for 3 years, either from the date the Act commenced (September 28, 2004) or from the date the policy was adopted, whichever is later. The Secretary of State may make a direction to save specified policies beyond the three year period. In September 2007 the Council received such a direction from the Secretary of State following an application made by the Council to save certain policies in the original Hart District Local Plan (Replacement) that would otherwise have expired on September 27, 2004. That direction (Appendix G) lists the policies that have been saved beyond the relevant three year period. In February 2009 the Council received a second direction, this time relating to policies in the First Alterations to the Replacement Local Plan. That direction lists the First Alteration policies that have been saved beyond the relevant three year period. The policies and proposals contained within are saved beyond their relevant three year period and remain in force until superseded by policies in the Local Development Framework.

Setting: The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

Significance: The qualities and characteristics which define the special interest of a historic building or area.

Site of Importance for Nature Conservation (SINC): Some of the most important sites in Hampshire are already protected by international or national designations such as Sites of Special Scientific Interest (SSSIs). However, a large number of other sites are also important for wildlife. To help safeguard these sites for the future, they are being identified and recorded as Sites of Importance for Nature Conservation (SINCs). Many contain habitats or features that cannot be recreated and it is important to ensure that these sites are not lost and that they continue to be managed for their wildlife interest.

Site of Special Scientific Interest (SSSI): SSSIs are the country's very best wildlife and geological sites. A protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features. SSSIs are designated under the Wildlife and Countryside Act 1981 by the official nature conservation body for the particular part of the UK in question.

Spatial Planning: A wider view of planning, which involves co-ordination and integration across different sectors such as transport and industry. Brings together all policies and programmes which have an impact on the environment in which you work, live or play.

Strategic Environmental Impact Assessment: Environmental assessment as applied to policies, plans and programmes. Has been in place since the European SEA directive (2001/42/EC).

Strategic Planning: The overall vision and policies for the planning system in an area. Lays out what an area wants development to accomplish.

Sustainability Appraisal: An assessment of the environmental, social and economic impacts of a Local Plan from the outset of the preparation process to check that the plan accords with the principles of sustainable development.

Sustainable Development: An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that 'meets the needs of the present without compromising the ability of future generations to meet their own needs'.

Tree Preservation Order (TPO): An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.

Town and Country Planning Act 1990 (T&CP Act): Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the 'principal act'.

Urban: Having the characteristics of a town or a city; an area dominated by built development.

Wildlife corridor: Areas of habitat connecting wildlife populations.

7 Bibliography

The list below contains all those documents collected and reviewed in the process of preparing this report.

- Winchfield Village Plan (2007)
- Hart District Council Draft Hart Local Plan (Replacement) 1996 – 2006 and first alterations Saved Policies. April 2009
http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan%20-%20Saved_Policies.pdf
- National Planning Policy Framework (NPPF) May 2012
<https://www.gov.uk/government/publications/national-planning-policy-framework--3>
- Hampshire Biodiversity Information Centre (HBIC)
<http://www3.hants.gov.uk/biodiversity/hbic>
- Hampshire Treasures Listings for Winchfield
<http://www.hants.gov.uk/hampshiretreasures/vol03/index.html>
- Hampshire County Council – Hampshire Archaeology and Historic Buildings, Record for Winchfield Parish, run date September 28, 2015
<http://historicenvironment.hants.gov.uk/AHBSearch.aspx>
- Pillbox Study Group <http://www.pillbox-study-group.org.uk/>
- Hart District Council Interim Housing Delivery Strategy. October 1, 2013
http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Interim_Housing_Delivery_Strategy.pdf
- Hart District Council Rural Housing Strategy 2011-2014 and the associated Five Year Land Supply
http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Corporate_policies/Website%20Rural%20Housing%20Strategy%202011-2014.pdf
- Hart Biodiversity Action Plan 2012 – 2017
http://www.hart.gov.uk/sites/default/files/3_Visiting_Hart/Countryside_and_nature/Biodiversity%20Action%20Plan.pdf
- Hart Local Development Framework August 2010
http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Settlement_Hierarchy%20-%20August_2010.pdf
- Hart District Council website information on Winchfield
<http://www.hart.gov.uk/winchfield>
<http://www.hart.gov.uk/parish-profiles>

- Natural England <https://www.gov.uk/government/organisations/natural-england>
- Hampshire and Isle of Wight Wildlife Trust <http://www.hiwwt.org.uk/>
- Basingstoke Canal Society <http://www.basingstoke-canal.org.uk/>
- Domesday Reloaded
<http://www.bbc.co.uk/history/domesday/dblock/GB-476000-153000/page/3>
- Various Neighbourhood Planning resources including:
<http://www.planningresource.co.uk/article/1329406/neighbourhood-planning-general-amendment-regulations-2015>
<http://www.legislation.gov.uk/uksi/2012/637/contents/made>
<http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/consulting-on-and-publicising-a-neighbourhood-plan-or-order/>
<http://www.ourneighbourhoodplanning.org.uk/resources>
- Hampshire's Landscape
<http://www3.hants.gov.uk/landscape-and-heritage/planning-the-landscape.htm>
- Hart District Council Mapping <http://maps.hart.gov.uk/map/ui/>
- Strategic environmental assessment and sustainability appraisal
<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/strategic-environmental-assessment-and-sustainability-appraisal-and-how-does-it-relate-to-strategic-environmental-assessment/>
- Interim Avoidance Strategy for the Thames Basin Heaths Special Protection Area
- Hart District Council Parking Provision Adopted Interim Guidance – August 2008
- Hart DC October 2015 Five Year Land Supply Document
- The Institute of Lighting Engineers guidance notes for the reduction of obtrusive light. <http://www.ile.org.uk>

Appendix 1 – Guidance on Lighting

This Appendix is prepared in support of Policy B4 – Light Pollution. It provides an extract from the following document:

‘Guidance Notes for the Reduction of Obtrusive Light’, prepared by the Institute of Lighting Engineers (ILE), 2011. This and other guidance on lighting can be found at <https://www.theilp.org.uk/resources/free-resources/>

Obtrusive light is identified as a form of pollution. Obtrusive light may comprise:

- Sky glow – the brightening of the night sky.
- Glare – the uncomfortable brightness of a light source when viewed against a darker background.
- Light intrusion – the spilling of light beyond the boundary of the property or area being lit.

The ILE Guidance Note provides advice on:

- Light sources (lamps).
- Luminaires.
- Installation.

Guidance is given on light limitations for Exterior Lighting Installations in different types of Environmental Zones, including for Rural Areas.

Additional information on lighting in relation to development proposals can be found in the following:

National Planning Policy Framework (paragraph 125):

<http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/11-conserving-and-enhancing-the-natural-environment/>

Planning Practice Guidance:

<http://planningguidance.communities.gov.uk/blog/guidance/light-pollution/when-is-light-pollution-relevant-to-planning/>