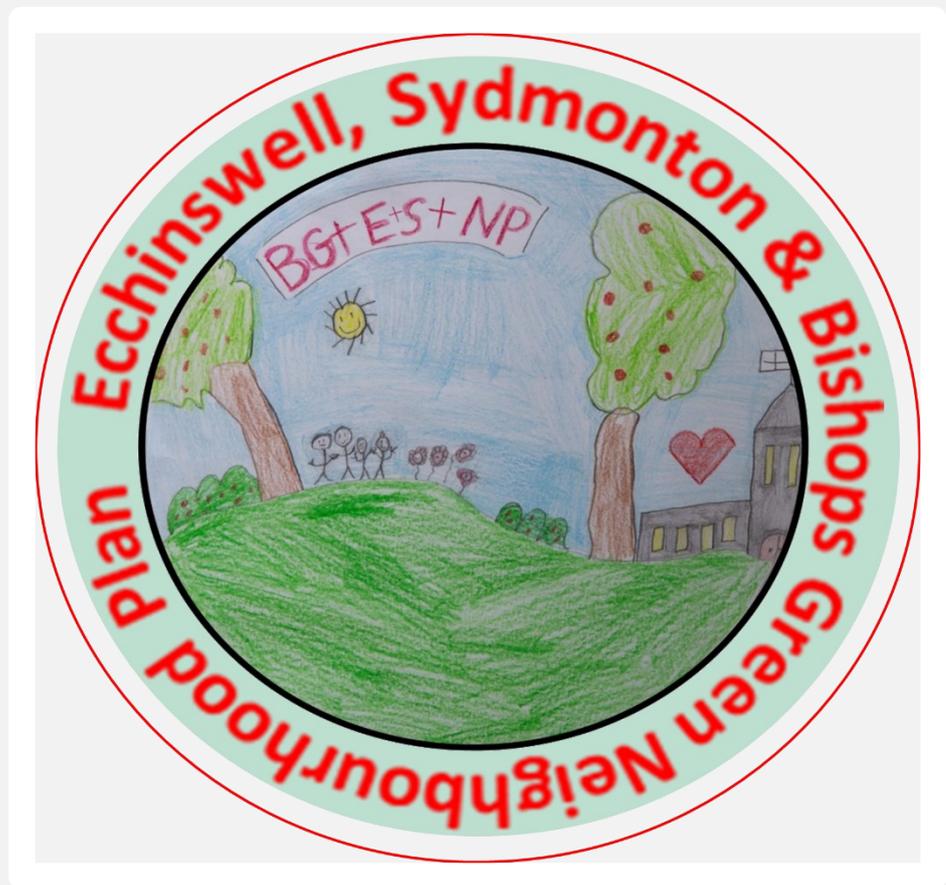


2021– 2039

# Submission Plan



PUBLISHED BY

Ecchinswell, Sydmonton & Bishops Green Parish Council under the  
Neighbourhood Planning (General) Regulations 2012 (as amended).

24<sup>TH</sup> OCTOBER 2022

# GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

## 1. INTRODUCTION & BACKGROUND

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This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

## 2. THE NEIGHBOURHOOD AREA

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This section details many of the features of the designated area.

## 3. PLANNING POLICY CONTEXT

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This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Basingstoke & Deane Borough Council.

## 4. COMMUNITY VIEWS ON PLANNING ISSUES

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This section explains the community involvement that has taken place.

## 5. VISION, OBJECTIVES & LAND USE POLICIES

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This key section firstly provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed in Table 1. There are also Policy Maps at the back of the plan and additional information in the Appendices and Supporting Evidence to which are referenced in the policies.

## 6. IMPLEMENTATION

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This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Parish Council will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

## SCHEDULE OF EVIDENCE & APPENDICES

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This lists the accompanying material to this document.

FOREWORD

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## FOREWORD

This submission version of the Ecchinswell, Sydmonton & Bishops Green Neighbourhood Plan represents the views of the local community with regard to the future evolution of the parish up to 2039.

It has been prepared for the Parish Council by a team of volunteer residents with support from the community, statutory bodies and our advisors.

As the plan is based on extensive community consultation, we believe it represents a strong and robust approach to the Localism agenda. Within this context it has been designed to operate within the policies laid out in the adopted Basingstoke and Deane Borough Council Local Plan (2016) that covers the period 2011-2029 and the Local Plan Update presently being prepared with a plan period to 2039. The latter is anticipated to have significant impacts on the parish and the plan development has taken account of the emerging LPU evidence base and draft policies.

### Our View for the Future of the Parish

The Plan has been designed to be a planning and land use document. However, within this important context it delivers an overall community view for the future of this small rural parish, summarised as follows:

- |                                  |  |
|----------------------------------|--|
| <i>What we value:</i>            | <ul style="list-style-type: none"><li>➤ <i>Our rural setting,</i></li><li>➤ <i>Access to green spaces,</i></li><li>➤ <i>Our heritage assets.</i></li></ul>   |
| <i>What we want to do:</i>       | <ul style="list-style-type: none"><li>➤ <i>Protect our rural environment &amp; heritage assets,</i></li><li>➤ <i>Improve sustainability,</i></li><li>➤ <i>Improve biodiversity.</i></li></ul>  |
| <i>Any more homes should be:</i> | <ul style="list-style-type: none"><li>➤ <i>In limited numbers based on modest local growth,</i></li><li>➤ <i>Affordable to buy,</i></li><li>➤ <i>In keeping with rural setting,</i></li><li>➤ <i>Providing more options for young families, the elderly &amp; less mobile.</i></li></ul> |

The plan has been prepared during a period when a number of proposals have been made by developers for large scale housing projects in the parish. These proposals are not only contrary to existing and emerging policies in the Borough

Local Plan and the Update being prepared but also contrary to the wishes of residents of the parish.

A full draft version of the ES&BG Neighbourhood Plan was subject to Regulation 14 Pre-Submission Consultation between 25<sup>th</sup> August and 7<sup>th</sup> October 2022. B&D BC as the Local Planning Authority were supportive of the plan with suggestions for various refinements and amendments. The parish community also supported the plan direction and content. Accordingly after completion of the plan documents, the Parish Council (as Qualifying Body) agreed on 21<sup>st</sup> October 2022 to proceed with formal submission of the plan to the LPA for consultation and examination.

The parish council would like to thank residents for the considerable time they have spent giving us their thoughts on the future of the parish and their reactions to the emerging plan. Thanks are also due to the team of volunteers who have worked on the plan and to our consultants (oneill homer) for their support. We would also like to recognise Locality for provision of grants and guidelines that enabled creation of the plan, AECOM for the SEA/SA and design code work and the teams in other nearby parishes and in Basingstoke and Deane Borough Council who have provided advice and support.

Marian Dain

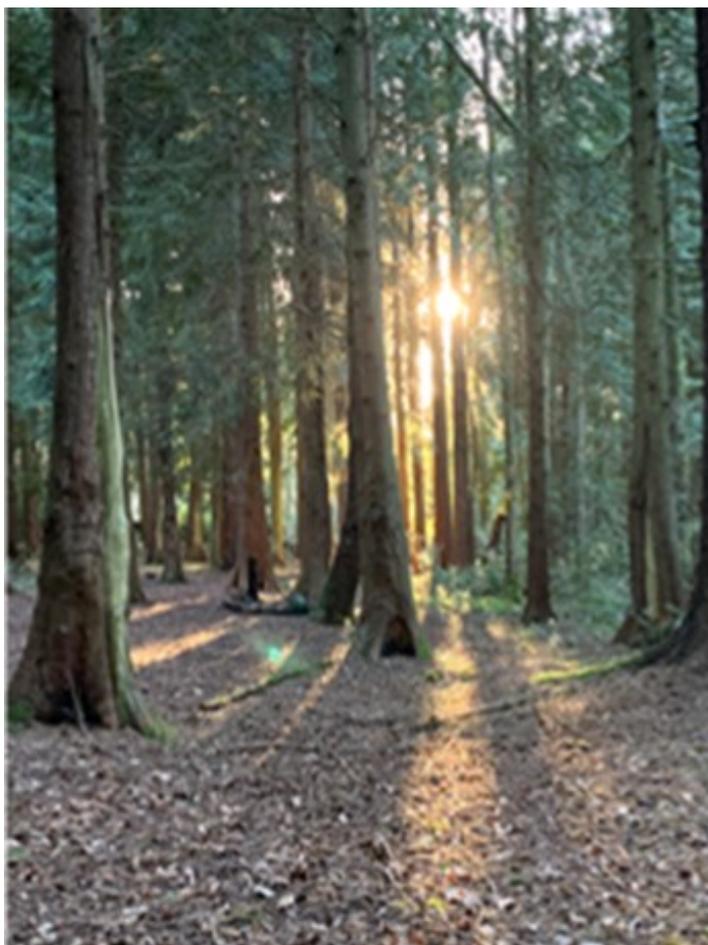
Chair Ecchinswell Sydmonton & Bishops Green Parish Council

ES&BG Neighbourhood Plan Steering Team

24<sup>th</sup> October 2022

Abbreviations widely used in this document:

ES&BG	Ecchinswell, Sydmonton & Bishops Green
ES&BG PC	Ecchinswell, Sydmonton & Bishops Green Parish Council
ES&BG NP	Ecchinswell, Sydmonton & Bishops Green Neighbourhood Plan
B&D BC	Basingstoke & Deane Borough Council
B&D BC LP or ALP	Basingstoke & Deane Local Plan 2011-29 Adopted in 2016
B&D BC LPU	Basingstoke & Deane Local Plan Update now under development
NPPF	National Planning Policy Framework
AONB	Area of Outstanding Natural Beauty
QB	Qualifying Body – in this case ES&BG PC
LPA	Local Planning Authority – in this case B&D BC



Thanks to Polly Monteith for this image reflecting our rural environment. The picture was judged the winner in a small competition accompanying the launch of the Neighbourhood Plan

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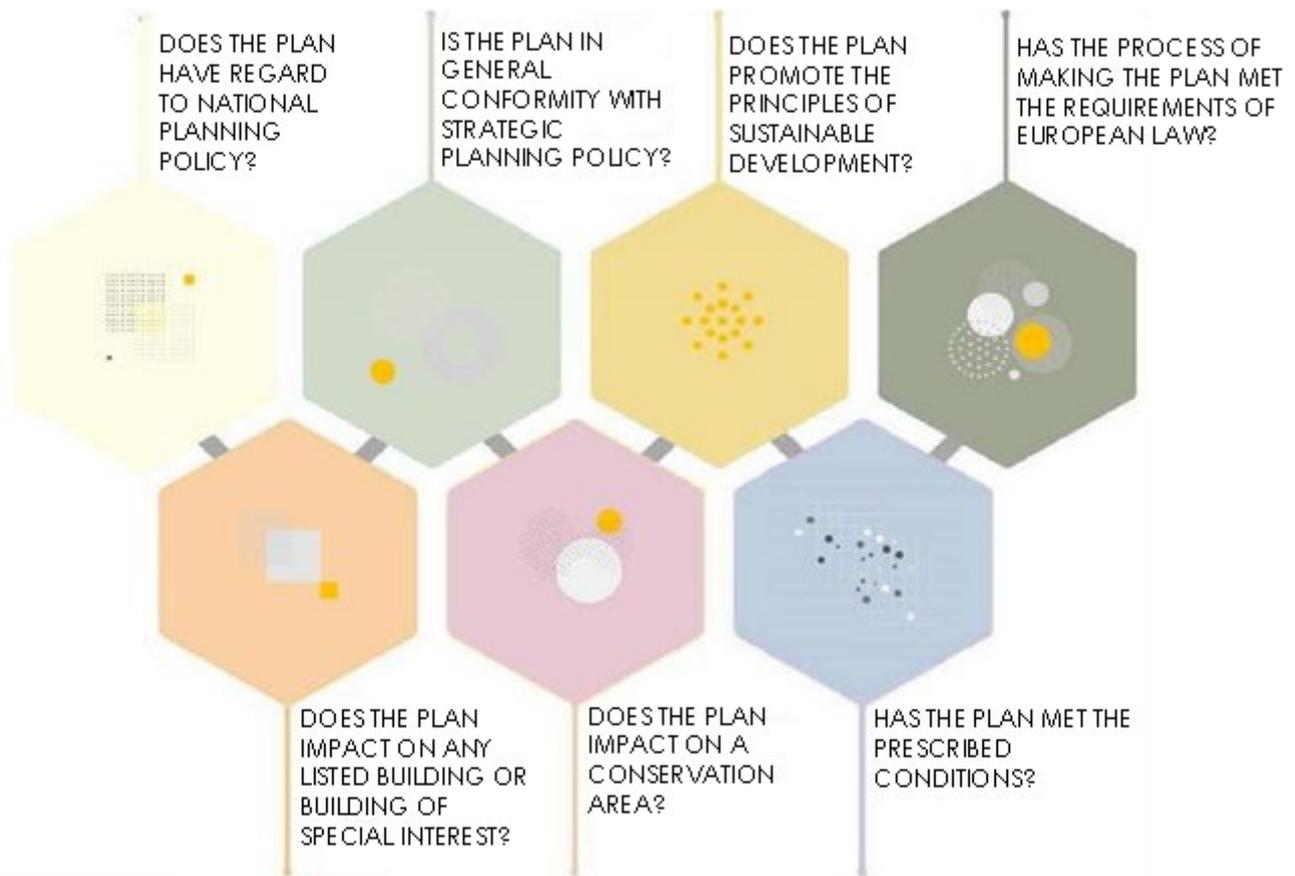
## 1. INTRODUCTION & BACKGROUND

1.1. Ecchinswell, Sydmonton & Bishops Green Parish Council (as the Qualifying Body) is preparing a Neighbourhood Plan for the area designated by the local planning authority, Basingstoke & Deane Borough Council (B&D BC) on 24th February 2021. The area coincides with the parish boundary (see Plan A on page 11). The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2039.

1.3. The Plan will form part of the development plan for the parish, alongside the Basingstoke & Deane Local Plan 2011 – 2029 adopted in 2016 (ALP). The Borough Council is in the process of updating the ALP and the Neighbourhood Plan is intended to cover the same period as the Updated Local Plan that is expected to cover the period 2021-2039.

1.4. Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes part of the Council's statutory development plan and will carry significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the relevant basic conditions per the illustration below.



### Neighbourhood Plan Basic Conditions

1.5. In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community and stakeholders in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority (over 50%) of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the neighbourhood area.

### ENVIRONMENT ACT 2021

1.6 The Environment Act (2021) introduces a range of measures to protect and improve the environment and address species decline, including introducing biodiversity net gain. It supports the creation of a Nature Recovery Network, including Local Nature Recovery Strategies and measures to increase investment in and action to 'Make Space for Nature'.

## THE LEVELLING UP WHITE PAPER

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1.7. In February 2022 the Government published for consultation its White Paper, 'Levelling Up the United Kingdom', which proposes to make changes to planning system. It indicates that there is still a future for neighbourhood planning in that system. It remains unknown when any proposed changes will be implemented.

## THE SUBMISSION PLAN

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1.8. A draft ('Pre-Submission Plan') was published for consultation between the 26<sup>th</sup> August and 7<sup>th</sup> October 2022 in line with the Regulations. The Parish Council has reviewed the comments received from the local community, the LPA and other interested parties and has made a few changes to this final version. They have also updated some of the reports published in the evidence base (see Schedules of Documents and Supporting Evidence).

1.9. In addition to the Pre-Submission consultation, the plan has been built on the basis of two extensive community consultations held in September 2021 and May 2022. In the first a range of potential options and issues were presented and the opinions of residents used to establish draft vision objectives and policies. The second consultation tested and garnered strong support for these as the basic building blocks for the Pre-Submission Plan which was subjected to further review with the community.

## STRATEGIC ENVIRONMENTAL ASSESSMENT

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1.10. B&D BC confirmed in its [screening opinion](#) dated 8 February 2022 that the proposals of the Neighbourhood Plan could have significant environmental effects and therefore a Strategic Environmental Assessment was required per the Environmental Assessment of Plans & Programmes Regulations 2004. The Parish Council appointed expert independent consultants, AECOM, via the Neighbourhood Planning Support Programme, to undertake the SEA and requested it be scoped to include economic and social objectives as a Sustainability Appraisal (incorporating SEA). See supporting evidence document Supp Ev A ESBG NP SEA-HRA Screening Reports & Decision Notices.

1.11. The SA/SEA process ran alongside the preparation of the Neighbourhood Plan as per the Regulations. Iterations between the two processes has enabled the potential for significant harmful environmental effects to be mitigated and for the economic and social benefits to be considered. A copy of the Final SA/SEA report is included as one of the documents accompanying this Submission Plan.

## THE HABITATS REGULATIONS

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1.12. The Screening Opinion also confirmed that, given the plan scope, a Habitats Regulations Assessment (HRA) was not required. This decision statement noted that "There

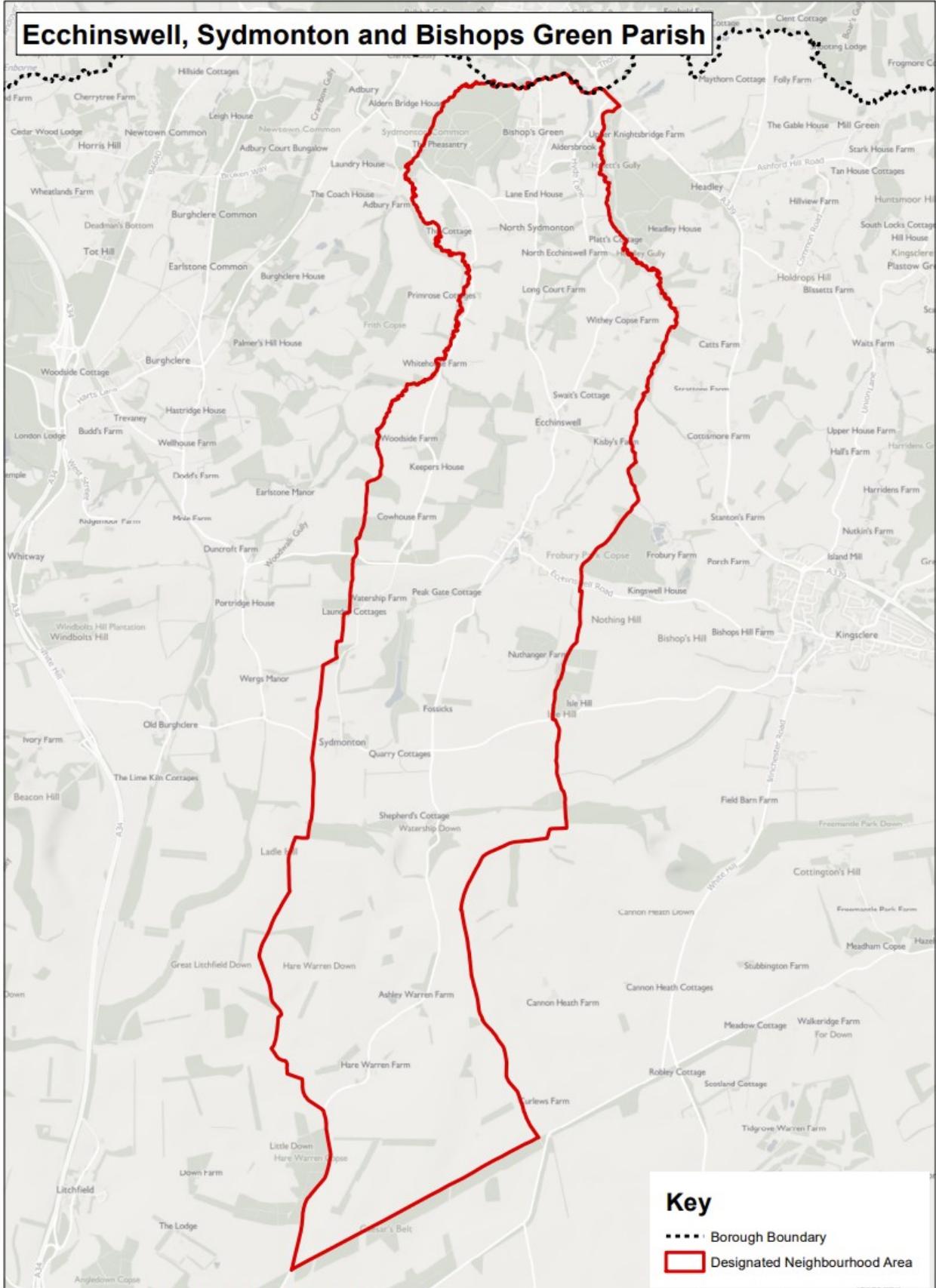
*are three European sites within a 10km buffer zone of the neighbourhood area, however as the draft plan is proposing to allocate a small amount of development (potentially approximately 15 units) and includes policies to protect the historic and natural environment. It is therefore considered that there are not likely to be significant effects on any European sites flowing from the Neighbourhood Plan and that an HRA is not required".*

1.13. However, in the recent examination of the East Woodhay Neighbourhood Plan, concerns were raised about the impact of nitrates in the River Test catchment. The Parish Council were advised by B&D BC that the plan should be re-screened to ensure the screening decision took full account of the impact of the plan upon protected nature conservation sites in the Solent into which the River Test flows. [The updated Screening Opinion](#) issued on 6<sup>th</sup> October 2022 confirmed there was no change to the original conclusions as the Plan does not propose to allocate any development sites within the affected area.- (See also supporting evidence document Supp Ev A ESG NP SEA-HRA Screening Reports & Decision Notices)

## HERITAGE

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1.14. There are considerable heritage assets in the parish represented by listed structures and the Ecchinswell Conservation Area (see documents Supp Ev M & Supp Ev N). Non-designated heritage assets may also be identified during the planning process. These are buildings, monuments, sites, archaeological remains, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not designated heritage assets.



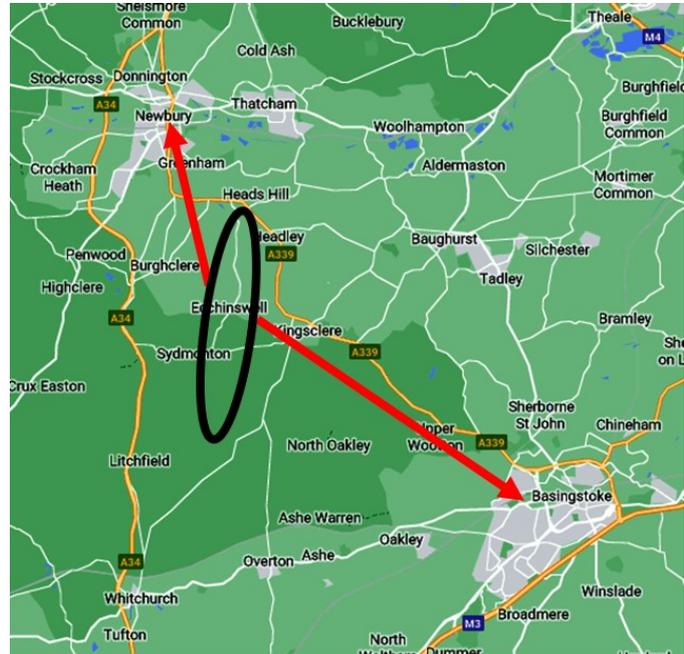
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**Plan A: Designated Neighbourhood Area**

## 2. THE NEIGHBOURHOOD AREA

### HISTORY & GEOGRAPHY

2.1 Ecchinswell Sydmonton and Bishops Green is a small rural parish in North West Hampshire and part of the borough of Basingstoke and Deane. Basingstoke is the primary settlement in the borough. However, as the map shows, proximity and the range of facilities and services available mean that for most residents of the parish, Newbury in West Berkshire is seen and used as their main "centre".



2.2 Ecchinswell is believed to have derived its name from the Old Saxon word Eikena, which itself derives from the Old Norse word "Eik", which is the Icelandic word for tree. At the time of the Domesday Book the village was called 'Eccleswelle' and the land was used for 'supplies for the monks of Winchester'. Sydmonton, mentioned in the Domesday Book as 'Sidemanestone', is a scattering of houses and farms, including Sydmonton Court, set at the foot of the Downs.

2.3 Historically, Sydmonton Court was the seat of the Kingsmill family who gained possession of the estate after the dissolution of the monasteries in the Tudor period. Watership Down, location of the famous Richard Adams novel of the same name, lies just south of Ecchinswell. The western edge of the parish touches the part-built Iron-Age fort known as Ladle Hill, most of which is in Burghclere Parish.

2.4 Historically the parish was based around Ecchinswell and Sydmonton which were originally separate parishes highly focused on agriculture. These settlements have slowly evolved over centuries adding various homes and community buildings.

2.5 Bishops Green was originally a few houses around a ford over the River Enborne but since the mid-20th century has grown rapidly partly driven by housing for people working at the former Greenham Common Airbase located just to the north in what is now West Berkshire. Around a third of the homes (on Eagle Road) were built for US servicemen based at Greenham. Most of the remainder are an early 21st century redevelopment of housing dating from the 1940s.

2.6 The parish is long (~11km) and narrow (~2km) running north-south. The River Enborne forms the northern boundary of the parish and also the border with West Berkshire. The

southern border is a section of the Portway ancient Roman road between Silchester (Calleva) and Old Sarum near Salisbury. In the northern half of the parish the east and west boundaries are formed by streams draining into the River Enborne and thence into the Rivers Kennet and Thames. The southern part of the parish drains into the Test valley.

2.7 The landscape is seen as very rural with three distinct character areas. The main settlements are in the northern half surrounded by fields, hedges, streams, groups of trees and woodland.



2.8 The southern half of the parish is open downland countryside lying mainly within the North Wessex AONB and containing a section of the Clere Scarp and Great Litchfield Down.

2.9 A large proportion of the parish is and has historically been used for agriculture or equine activity. This is linked to land ownership which is dominated by 4 large estates and a small number of other significant land owners. A large proportion of the Sydmonton Court Estate lies within the parish along with small parts of the Adbury, Litchfield and Sainsbury Estates.

2.10 The area immediately around the Enborne at the northern border is prone to flooding after heavy rain especially at the one-way bridge carrying the C155 road into Bishops Green from the A339 (parts lie in Flood Zones 2 and 3). On occasions, this has made the road impassable. Besides the impact on traffic, there have been concerns over the effect on the sewage treatment works located there. No homes are seen to be at risk but some speculative (but so far not approved) proposals for housing by developers extend into areas of concern. The stream from the south that runs mainly to the east of Ecchinswell through Headley Gully into the Enborne is prone to surface water flooding - again this affects agricultural land rather than homes.

2.11 The only mineral deposits in the parish noted in the Hampshire Minerals Conservation Area (2015) and a B&D BC map of Minerals Safeguarding areas in the Borough are some small deposits of sand/gravel around Sydmonton Common and to the north of Bishops Green.

## 2.2 POPULATION

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2.12 The population is small with ~1250 residents living in ~450 homes. (Parish-level data from the 2021 Census is not yet available)

2.13 The settlement of Bishops Green with ~250 homes has around half the population. Around 80% of the dwellings there are social housing run by the Sovereign and Vivid Housing Associations.

2.14 Ecchinswell is the other significant settlement with ~ 150 homes. There are then ~50 other homes, many in small groupings like Ashley Warren, Brock's Green, Hare Warren and Sydmonton and the remainder as individual homes in the countryside.

2.15 Population growth has been modest rising ~9% overall between 2001-2019 and is aging with the 65+yrs old population rising significantly from ~9% to ~15% of the total and 0-18yrs falling from ~35% to ~26%. (Data is from ONS Parish Population Data Estimates published in 2019 and broadly in line with the 2021 Census results published for the B&D Borough). Population turnover is low with many long-standing residents and many multi-generational families living locally

2.16 Most residents of the parish feel strongly that they live in a rural environment and want it to stay that way as they value highly the rural setting, the landscape and access to the countryside. There is concern that inappropriate development could damage the rural character and as an example, the area around Ash Road in Bishops Green is seen as inappropriately urban in style and layout for the rural environment. In addition, the 3 storey flats there do not have lifts, making them ill-suited for the elderly or less mobile.



2.17 Despite the scale of agricultural activity across the whole parish, modern relatively low labour intensity farming and the presence of very few other businesses means that most employment opportunities lie outside the parish either in/around large nearby settlements like Newbury and Basingstoke or further afield.

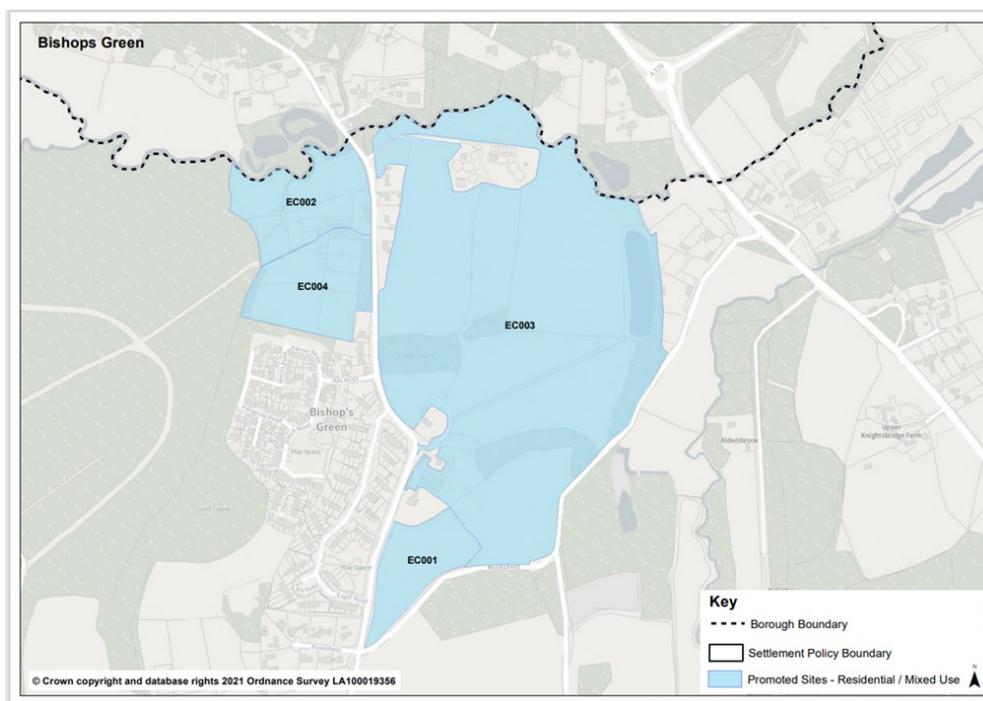
2.18 The housing stock of around 450 homes ranges from a number of very large houses located in extensive grounds through a range of owner-occupied homes to a variety of forms of social housing (2011 census data indicates ~40% households were social housing). With more than 200 units of social housing (~90% in Bishops Green) accommodating almost half the people living in the parish, the population is very socio-economically diverse with some very wealthy residents and a significant number of socially and economically challenged households.

## SUSTAINABILITY OF THE PARISH

2.19 Given the small population and the rural setting, the parish and the main settlements are of limited sustainability with few community facilities/services and hence a need to travel to larger nearby settlements for work, schooling, shopping, medical facilities and most sport/leisure activity. Each of the community facilities in the parish (a village hall & small shop in Bishops Green; a village hall, church, pub and primary school in Ecchinswell) are of marginal viability operating with significant volunteer support and/or supreme effort by the owner/operator.



2.20 Despite the limited sustainability of the area and a resulting spatial policy by B&DBC that does not support large scale housing development around Bishops Green, 4 sites have been promoted in the [B&D BC SHELAA](#) for a total of up to 570 extra houses. The map from the SHELAA report illustrates the huge scale and impact of this promoted potential housing vs the current form of Bishops Green.



2.21 Two of these promoted sites are presently (2022) the subject of speculative planning applications for a total of 400 extra homes in very urban layouts. If these were approved they would nearly triple the size of the settlement without bringing any significant new services or facilities. Large numbers of residents have objected strongly to both applications on the basis that such development is wholly inappropriate to the rural location and would have a significant negative effect on the sustainability of the settlement.

2.22 Concern over the scale of the promoted sites in the B&D BC SHELAA and the related planning applications that are currently in play have been the main driving force for the community to get this Neighbourhood Plan created.

2.23 Public transport is limited to a local bus service between Newbury and Greenham Business Park via Bishops Green (operating working hours Mon-Fri) and access to a Newbury to Basingstoke service (operating working hours Mon-Sat) on the A339 road north of the parish. Consequently the parish is very dependent on the use of private car transport for work, leisure and access to essential services. This presents a number of challenges given the number of cars now owned by residents, plus a growing number of delivery vehicles all using what are narrow rural lanes.

2.24 There are no major roads or railway lines in the parish but given availability of a car, it is well located for residents to access good rail and road links. Stations at Basingstoke, Newbury and Overton or Whitchurch provide regular rail services not only to London but also to most parts of the country. There is ready access to major roads like M3/M4 and A303/A34 enabling fast travel in most directions.

2.25 The services infrastructure is not strong. The sewage treatment plant serving Bishops Green is at capacity and requiring frequent road evacuation of material to prevent discharges into the Enborne. The main part of Ecchinswell relies on a pumping station to take sewage towards Kingsclere for treatment but many houses rely on septic tank drainage which creates concern over water quality in the Enborne. Electricity supply from the local distribution points is "constrained" and many homes are fed by overhead cables. Significant upgrades to supply are required to support widespread adoption of EVs and heat pumps. Mains gas is available in Bishops Green but not elsewhere in the parish so the use of oil/LPG for heating is widespread. Internet is limited to FTTC in most of Bishops Green and the core of Ecchinswell (a small amount of overhead fibre (FTTP) has been installed in Bishops Green). Outside the settlements, both internet and mobile phone/data services are poor with no immediate prospect of improvement following changes to the DCMS support grants for rural areas. Poor communications infrastructure is a problem for businesses in the parish and the growing numbers working from home.

2.26 The parish has one school (Ecchinswell & Sydmonton C of E Primary) located in Ecchinswell. For 11-16 secondary schooling, the parish lies within the catchment area for The Clere School in Burghclere and for sixth form, Basingstoke College. Quite a number of children attend primary schools in Burghclere and Kingsclere, secondary schools in Newbury or one of the many private schools in the area.



2.27 There are no medical or dental services in the parish and residents have to make use of already stretched services in Kingsclere and Newbury. Continuing housing development in all these areas and the general shortage of doctors and dentists mean that newcomers to the parish can find it difficult to register with any doctor or dentist.

## HERITAGE

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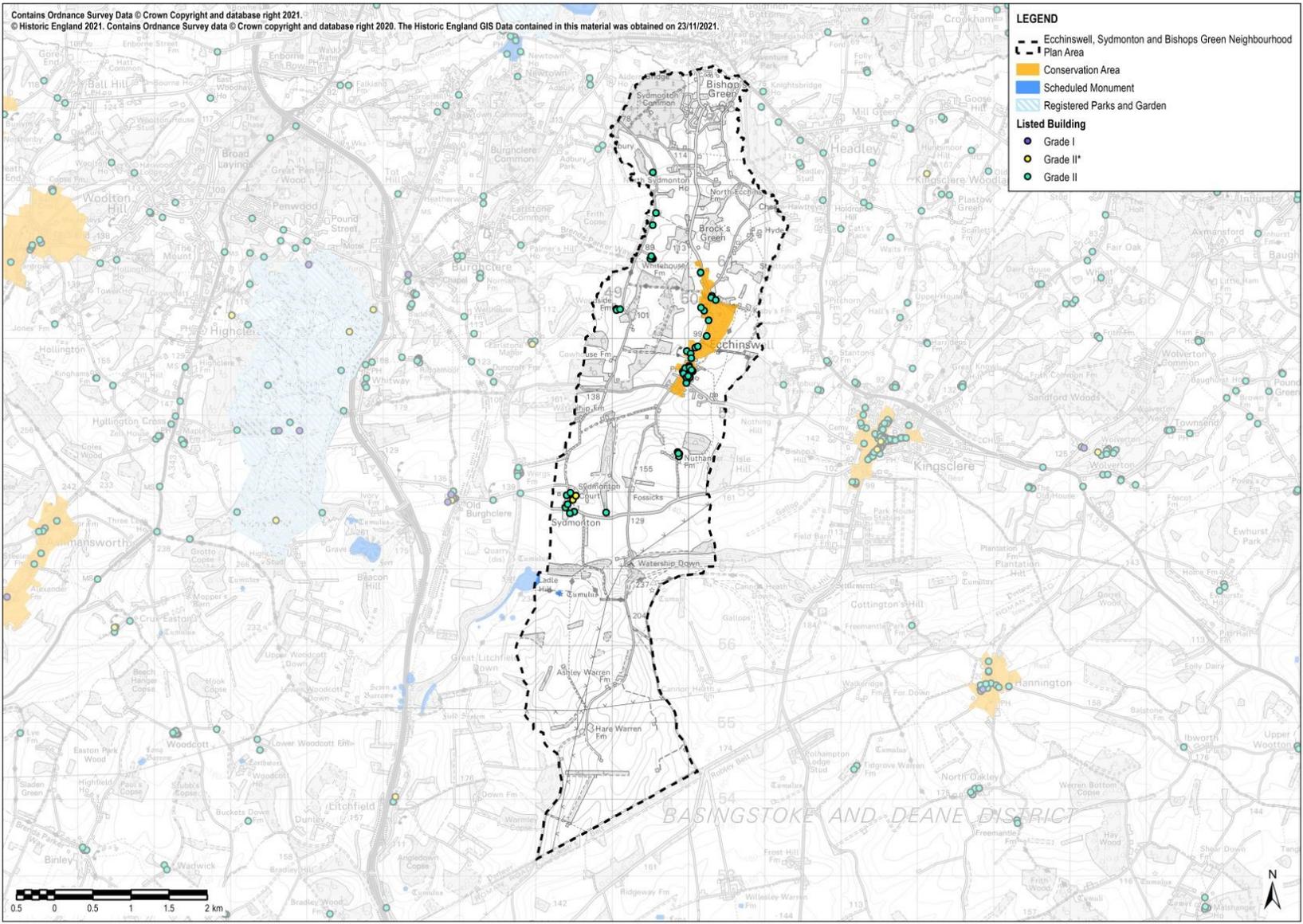
2.28 There are 53 Listed structures in the parish including Grade 2\* listed Sydmonton Court and church of St Mary as well as a number of other noted buildings (see document Supp Ev M). Many of these are located in the Ecchinswell Conservation Area that was designated by B&D BC in 1990 with a 2003 Appraisal that was adopted as Supplementary Planning Guidance by B&D BC on 20 February 2003.



2.29 B&D BC also have a "local listing" of 6 structures of historic or architectural interest. (see document Supp Ev N)

2.30 Outside Bishops Green and some parts of Ecchinswell which were developed in significant blocks between the mid 20th and the very early 21st centuries, the architectural design and building materials employed are very diverse with thatched, slate and tiled roofs and very varied styles reflecting the wide period over which housing has developed in the parish. The ES&BG NP Design Guidance and Codes published as Appendix B of this plan illustrates this diversity.

2.31 Plans B, C and D below illustrate the heritage.



Plan B: Heritage Assets (Source: ES&BG NP SEA Scoping Report)



Plan C: Ecchinswell Conservation Area Appraisal Map (B&DBC)



Plan D: Heritage, Archaeology and Ancient Woodland (from Strategic Environmental Impact Assessment and Habitats Regulations Assessment in B&D BC Neighbourhood Planning Screening Report Feb 2022)

2.32 As noted above, the parish is rural in character and this is highly valued by residents. Much of the area is farmed - historically this was a mix of arable and dairy/beef/sheep activity – dairy has largely disappeared and there is now significant equine activity.

2.33 In and around the farming activity, woodland, hedges, road verges and streams are an important part of the landscape and these features are a critical part of the natural environment as they not only define the rural character of the area but also provide habitats for a diverse range of flora and fauna.

2.34 The quality of water in the streams is an important topic as rainfall in the south of the parish runs off into the environmentally sensitive Test river basin and in the north into the Thames basin via the Enborne and Kennet rivers. [Recent testing](#) gave good results in the south of the parish but some concerns in the north relating to a combination of agricultural activity and the large number of septic tank type drainage systems in the area.



2.35 Changes in farming practices in recent years including features like wild flower buffers have led to the recovery of some species and improvement in biodiversity. However, historic practices, large area fields of arable crops, the planting of single species hedges and trees and insensitive maintenance of hedges and road verges have also adversely affected biodiversity.

2.36 Nurture of the Green Infrastructure and biodiversity is seen as important by residents. However, [the latest audit](#) of the change in area of priority habitats across the Borough by the Hampshire Biodiversity Records Centre confirms a net loss of 158 hectares of priority habitat between 2011 and 2021. This loss also runs counter to the Government's [nature recovery targets](#) intended to halt species decline by 2030 and to create or restore in excess of 500,000 hectares of a range of wildlife rich habitat outside protected sites over the next 20 years – 25,000 hectares per annum.

2.37 Access to the natural environment is enabled by but also limited by the network of public rights of way in the parish. Optimising access to these paths and bridleways via gates rather than stiles is a current project being led by the Parish Council with the assistance of volunteers and the co-operation of land owners.



View of Watership Down at the Centre of the Parish (Key View 14C)

### 3. PLANNING POLICY CONTEXT

3.1 The Parish lies within the borough of Basingstoke & Deane and the Borough Council is the local planning authority for the area.

#### NATIONAL PLANNING POLICY

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3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the latest NPPF version published in July 2021 are considered especially relevant:

- Neighbourhood planning (§14, §28 - §30)
- Plan-making and the plan-led system (§15)
- Delivering a sufficient supply of homes (§60, §67, §69, §70)
- Healthy and Safe Communities (§92)
- Community facilities (§93)
- Sustainable Transport (§104)
- High Quality Communications (§114)
- Achieving well designed places (§126-§133)
- Planning for Climate Change (§152-§154)
- The Natural Environment (§174)
- Biodiversity (§179)
- The Historic Environment (§190)

3.3 The Government has also set out a requirement for the provision of 'First Homes' in a Written Ministerial statement on 24 May 2021. These requirements were subsequently incorporated into National Planning Practice Guidance requiring 'First Homes' to become a 25% component of 'affordable housing'. It is anticipated that the forthcoming Local Plan will deal with this matter appropriately, in the meantime B&DBC have published [interim guidance](#).

#### STRATEGIC PLANNING POLICY

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3.4 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan which primarily comprises ***the Basingstoke and Deane Local Plan 2011 – 2029 adopted in 2016 and the Hampshire Minerals and Waste Plan 2030 adopted in 2013***. The Local Plan did not include policies specific to the two main settlements of the parish nor did it make any development allocations. Consequently the policies for small rural settlements and the countryside are applicable.

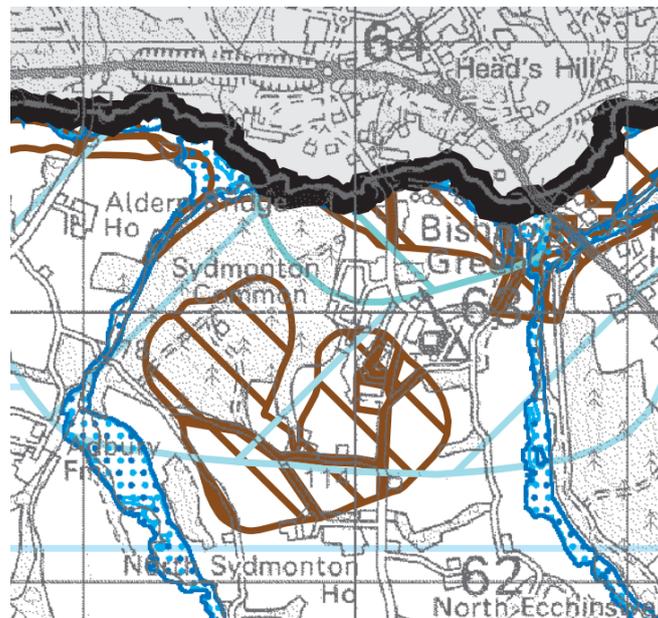
- Policy SS1 Scale and Distribution of New Housing in which the Parish is considered entirely countryside;

- Policy SS5 Neighbourhood Plans – allocates no housing requirement to the Parish
- Policy SS6 New Housing in the Countryside – in principle applies to the whole parish;
- Policy CN1 Affordable Housing;
- Policy CN2 Rural Exceptions for Affordable Housing;
- Policy CN3 Housing Mix for Market Housing – requires market housing to be made up of type and size that addresses local need;
- Policy CN8 Community, Leisure and Cultural Facilities – seeking to protect and enhance community facilities;
- Policy CN9 Transport;
- Policy EM1 Landscape – reflecting the national importance of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and its setting and requiring proposals within the AONB to adhere to criteria set out in the North Wessex Downs AONB Management Plan;
- Policy EM4 Biodiversity, Geodiversity and Nature Conservation – seeking to protect and enhance biodiversity;
- Policy EM5 Green Infrastructure – seeking to protect and enhance green infrastructure assets;
- Policy EM10 Delivering High Quality Development – setting out criteria to secure a robust design-led approach;
- Policy EM11 The Historic Environment – seeking to conserve and enhance the quality of the historic environment;
- Policy EP4 Rural Economy – supporting economic uses in the countryside;

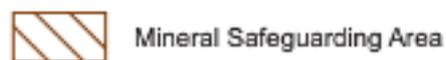
3.5 Since the Local Plan was adopted, B&D BC have also published a number of planning policy guidance notes and Special Planning Documents (SPDs) to guide development.

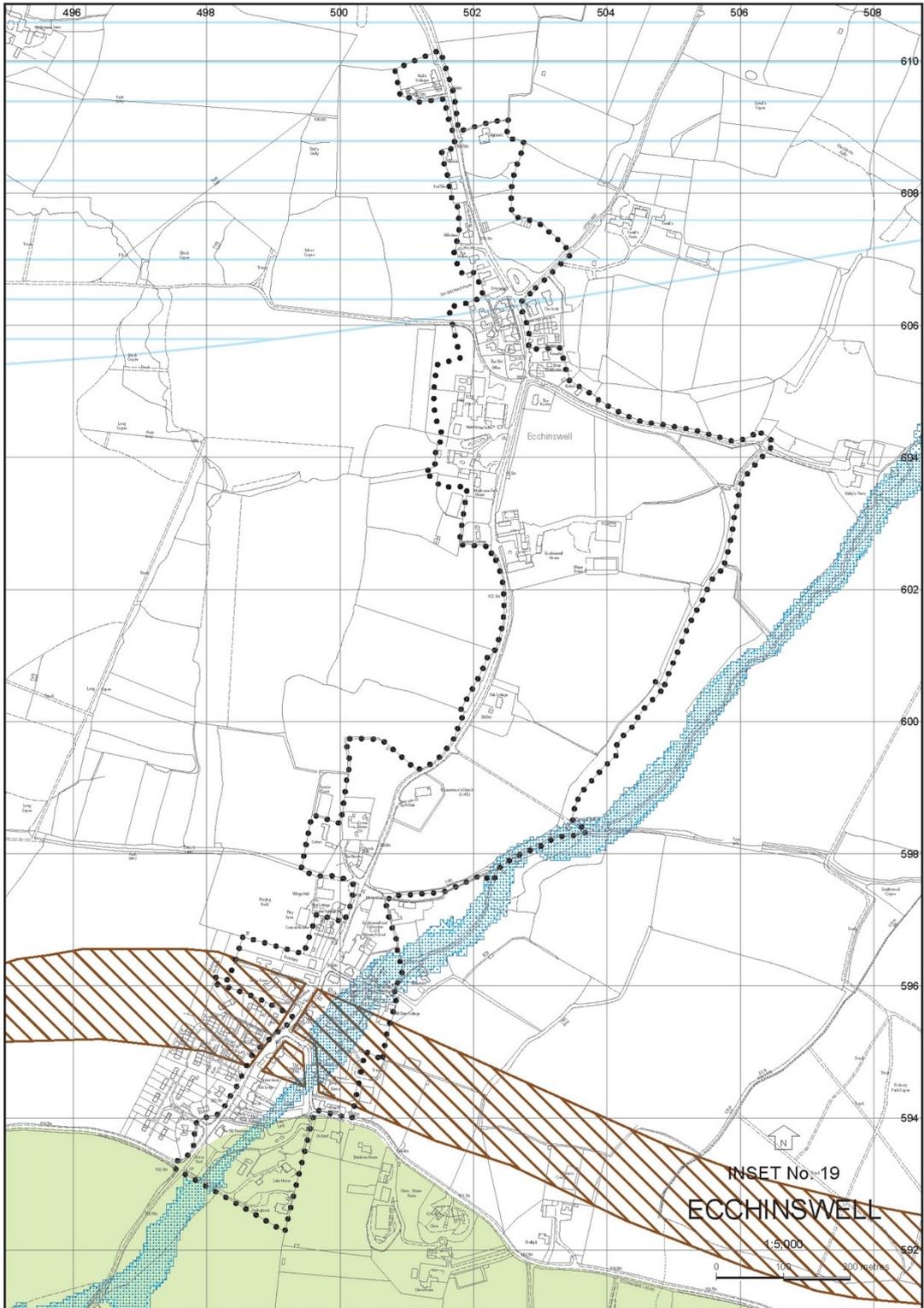
- Achieving Biodiversity Net Gain ([Interim Guidance for Development](#))
- First Homes ([Interim Policy Statement Dec 2021](#))

3.6 With regard to Minerals and Waste Plan, a key policy applying to Ecchinswell Parish is Policy 15 Safeguarding Mineral Resources which defines several Minerals Safeguarding Areas (MSA) in the Parish. These are areas where an additional test will be applied by B&DBC in order that proven resources are not needlessly sterilised by non-mineral development (see Plans E and F below). As minerals and waste matters are 'excluded development' for Neighbourhood Plans, the Parish Council, where necessary, will engage in the Minerals and Waste Local Plan preparation process.



**Plan E: B&D BC Local Plan Policies Map – Bishops Green Inset**





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- Conservation Area  
(Policy EM11)
- ▨ Mineral Safeguarding Area

**Plan F: B&D BC Local Plan Policies Inset Map No.19**

3.7 B&D BC strongly supports the role of neighbourhood planning. Neighbourhood planning has been both popular and successful throughout the borough, with 11 adopted neighbourhood plans and 7 additional areas designated. Both Burghclere Parish to the west and Kingsclere to the east have 'made' neighbourhood plans and Ashford Hill & Headley to the north have just had a successful referendum for their plan. It will be important to consider cross boundary opportunities, particularly ecological and walking/cycling connectivity not only with these neighbouring parishes but also with West Berkshire. The high uptake of neighbourhood planning has given communities the ability to influence and guide development in their local areas.

3.8 The Government also strongly supports neighbourhood planning as emphasised by paragraph 14 of the NPPF. Policy SS5 of the ALP established local housing requirements for the rural areas of the borough to be met through neighbourhood planning, although no housing requirement was attributed to ES&BG in the ALP.

3.9 The ES&BG NP is being prepared alongside the preparation of the Local Plan Update (LPU) which is anticipated to be submitted for Regulation 18 consultation in 2023. Although the ES&BG NP is not tested against the policies in the emerging local plan, which is at an early stage of preparation, the 'reasoning and evidence' in the LPU work is informing the ES&BG local plan process as per ID:41-009-20190509.

3.10 The [latest expression](#) of the LPU's emerging spatial strategy and policies was published on the 9<sup>th</sup> June 2022. As with earlier papers published in 2021, this most recent material defines the settlements of Bishops Green and Ecchinswell as Category 4 "small villages" with an expectation that each should establish Settlement Boundaries and the parish should contribute a modest level of sustainable development over the revised plan period, currently proposed to 2039.

3.11 The adopted Local Plan for the Plan Period up to 2029 contains no housing requirement for this designated neighbourhood area as anticipated by NPPF paragraph 66, Therefore In line with NPPF paragraph 14 and 67, the Parish Council requested an indicative figure to take account of the 'reasoning and evidence' underpinning the Local Plan Update and its emerging spatial strategy for the smaller villages in the Borough. In response, B&DBC confirmed by letter of 1<sup>st</sup> June 2022 (attached as Appendix A) an indicative figure of 15 dwellings for Bishops Green, but none for Ecchinswell Village in order to deliver sustainable development for the anticipated LPU Plan Period to 2039.

3.12 B&DBC and the Qualifying Body (QB) have agreed that, on balance, the ES&BG NP should adopt 2021-2039 as the plan period and that ES&BG PC as the QB is committed to an early review should the housing number for the parish increase as the LPU advances. The letter to ES&BG PC giving the indicative housing number confirms that the LPU is at an early stage of preparation and will be subject to consultation and examination.

Nonetheless, the indicative figure provides the neighbourhood plan with a starting point to inform its own plan preparation, its own housing supply policy and a “complementary” spatial strategy as anticipated by Planning Practice Guidance (PPG) Reference ID:41-009-20190509 and Reference ID: 41-070-20190509. The Qualifying Body's approach has regard to NPPF paragraph 13, paragraph 15 and paragraph 60 by providing a positive vision for the future of the parish as anticipated under the ‘Plan Led System’.

## 4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 Until mid-late 2020, there was little or no community awareness of Neighbourhood Planning as the B&D BC Adopted Local Plan (2016) had not allocated any housing to the parish. A proposal for development of up to 400 new homes on farmland near Bishops Green galvanised interest within the community. In addition, the ES&BG Parish Council became aware that the B&D BC Local Plan Update process getting underway was likely to allocate some housing to one or both of the settlements in the parish. The ES&BG PC therefore decided on 10<sup>th</sup> February 2021 that a Neighbourhood Plan was required for the parish and that a team of volunteers should be recruited and mobilised to develop the plan. B&D BC approved the Designated Area for the ES&BG NP on the 24<sup>th</sup> February 2021. A project team came together, a formal Steering Group was established and formal Terms of Reference agreed with ES&BG PC on 9<sup>th</sup> June 2021.

4.2 The project to develop the ES&BG NP was launched to parish residents in March 2021 via a number of communication channels including email, Facebook, posters, the parish website and a leaflet drop to all homes. Further building of awareness and collecting early ideas from residents was done via a series of "pop-up" sessions at events in the Village Halls and other locations as well as via a competition run with all pupils at Ecchinswell & Sydmonton C of E Primary School to create the logo for the project. The exhibition of logos provided an opportunity to engage with parents on the Neighbourhood Plan.

4.3 The parish website ([http://www.ecchinswell-pc.gov.uk/Home\\_2082.aspx](http://www.ecchinswell-pc.gov.uk/Home_2082.aspx)) has carried [regular updates](#) from the Steering Team and the Parish Council has received monthly [progress updates](#) in its open meetings. Updates have also been published in the "News from the Villages" magazine.

4.4 Two sets of formal community consultation events were held in September 2021 and May 2022. These were held as drop-in sessions in the Village Halls over 2 and 3 days respectively with residents invited to visit during one of the 4-5 hour windows on each day.

4.5 Invitations to both these events were not only widely publicised via emails, the parish website, posters on notice boards and social media but also by leaflets that were delivered to every home in the parish. Alternative options to give input were also offered to those unable to attend.

4.6 The September 2021 Consultation explored residents' feelings about the parish, its future, the need for extra homes, and community thinking on potential policies in the areas of Economic and Leisure, Transport, Services and the Environment. Around 100 residents came and spent significant time giving more than a thousand written inputs in response to a series of posters.



4.9 The second set of Community Consultation events was held on the 26<sup>th</sup>, 27<sup>th</sup> and 28<sup>th</sup> May 2022 in the village Halls. The objective was to share with the community the main elements of the plan (vision, objectives, key policies) and get feedback on both the overall direction of the plan and each of the main plan components. The events were well attended with around 120 residents spending significant time going over the material that was presented on posters in 13 “booths” and giving serious thought to the set of 12 questions posed in a feedback form.



4.10 There was very strong (95+%) support for the basic direction of the plan. There was also strong (85+%) endorsement for each and all of the main components that were presented. The consultation also gave useful input to help complete the selection of sites for the extra homes in Bishops Green and Ecchinswell. Discussions between residents and members of the team and the wide range of comments recorded on feedback forms were taken on board and used in the preparation of the Pre-Submission Draft of the plan.



4.11 Following the May consultation and in addition to the monthly progress updates on the parish website, the Parish Council, on 19<sup>th</sup> August, communicated to residents a special update ahead of initiating the Regulation 14 Pre-Submission Consultation. This was sent by email to Parish and Neighbourhood Plan lists, posted on Facebook and on the [Parish Website](#). This communication informed residents that each household would receive a leaflet summarising the plan and indicating how they would be able to read the ‘pre-submission’ document and make comments. The consultation was initiated on 25<sup>th</sup> August 2022 and completed after 6 weeks on 7<sup>th</sup> October 2022.

4.12 The Pre-Submission Consultation clearly showed majority support from the local community for the Plan and a number of comments were received. B&D BC were supportive of the plan and also made a number of comments. From these inputs some relatively minor changes have been made to the plan to enhance clarity and to the detailed policy wording to ensure the Plan meets the Basic Conditions. The accompanying Consultation Statement not only sets out those changes but also describes the overall process of formal and informal consultations carried out during development of the plan.

### COMMUNITY VIEW OF THE FUTURE

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Based on extensive consultation, the community has aligned around the following as their summary view for the future of the parish of Ecchinswell, Sydmonton and Bishops Green:

- |                                  |  |
|----------------------------------|--|
| <i>What we value:</i>            | <ul style="list-style-type: none"><li>➤ <i>Our rural setting,</i></li><li>➤ <i>Access to green spaces,</i></li><li>➤ <i>Our heritage assets.</i></li></ul>   |
| <i>What we want to do:</i>       | <ul style="list-style-type: none"><li>➤ <i>Protect our rural environment &amp; heritage assets,</i></li><li>➤ <i>Improve sustainability,</i></li><li>➤ <i>Improve biodiversity.</i></li></ul>  |
| <i>Any more homes should be:</i> | <ul style="list-style-type: none"><li>➤ <i>In limited numbers based on modest local growth,</i></li><li>➤ <i>Affordable to buy,</i></li><li>➤ <i>In keeping with rural setting,</i></li><li>➤ <i>Providing more options for young families, the elderly &amp; less mobile.</i></li></ul> |

From this, the Vision and Objectives for the ES&BG Neighbourhood Plan have been developed.

### VISION

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*A small rural parish located near prosperous towns that nurtures modest organic growth and continues to evolve towards a more sustainable lower-carbon future.*

*Peaceful settlements with a rural character where residents prosper and enjoy both their communities and the surrounding countryside as well as having easy access to employment, vital services and leisure activities. Confidence that the highly-valued natural environment, biodiversity and landscape are continuously improving and that important heritage assets and views are maintained for future generations.*

*Housing development is limited, in keeping with the rural environment, governed by local growth, the need for affordability and with more options for young families, the elderly and less mobile.*

## OBJECTIVES

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Realisation of this vision requires the following objectives to be delivered in alignment with existing and emerging Borough and National Policies

1. Retain and enhance the rural character of the parish and its settlements (Policies ESBG 1/2/5/6/7/8/12/13/14/15/17);
2. Ensure the inherently limited sustainability of our small village settlements is not damaged by inappropriate development and is nurtured with improvements to community facilities and internet access (Policies ESBG 1/2/3/4/5/6/7/8/9/10/11/16);
3. Accommodate and encourage organic growth of the parish and the evolving needs of residents by encouraging the development of a modest number of extra homes that are affordable to buy and suited to different stages of individual and family life. (Policy ESBG 1/2/3/4/5/6/7/9/10/14/16);
4. Ensure the parish is fit for a low/zero-carbon future via:
  - Adopting advanced standards for insulation, renewable power generation/heating and internet access for both new homes and significant alterations and extensions (Policies ESBG 5/6/10/16),
  - Enabling and encouraging widespread usage of zero emission vehicles by easy access to charging points (Policies ESBG 5/6/11/17);
5. Enhance the environment, biodiversity, landscape, and access to the countryside and green spaces via clear policies and an alliance between parish residents and landowners. (Policies 2/5/12/13/14). Specifically address shortfall of accessible Green Space in Bishops Green (Policies 2/3/5/14) ;
6. Ensure our heritage assets, key views and the rural character of settlements are retained and enhanced by good stewardship and that design policies ensure new development and refurbishments are in keeping with existing housing character. (Policies ESBG 5/6/7/13/14/15)
7. Strengthen the community and reduce the need for travel outside the parish by development of employment opportunities and community facilities suited and scaled not only to our rural environment but also the needs/wishes of residents. (Policies 7/8/9/10/11);
8. Reduce concerns over road safety and help community health and well-being by improvements to road layout, parking and traffic management hardware and by actions to encourage more walking and cycling. (Policies ESBG 5/6/8/17)
9. Underpin delivery of the Vision and Objectives by establishing and progressing community-led programmes in Transport, Socio-Economic Development and Facilities/Services.

## INTRODUCTION TO THE LAND USE POLICIES

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5.1 The following policies relate to the development and use of land in the designated Neighbourhood Area of Ecchinswell Sydmonton & Bishops Green. They focus on specific planning matters that are of greatest interest to the local community.

5.2 There are parts of the Parish that are not affected by these policies, and there are many other policy matters that have been left to the adopted and forthcoming update for the B&D BC Local Plan to cover. This has avoided unnecessary repetition of policies between this Neighbourhood Plan and the adopted B&D BC Local Plan and its forthcoming update, though they have a mutual, helpful inter-dependence.

5.3 Each policy is numbered and titled, and it is shown in bold. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

### **POLICY ESBG1: SETTLEMENT BOUNDARIES**

**A. The Neighbourhood Plan defines Settlement Boundaries, as shown on the Policies Map, for each of the main settlements of Bishops Green and Ecchinswell Village Core. Proposals for development within the settlement boundary will be permitted provided they accord with the ES&BG NP Design Guidance and Codes and other development management policies of the Development Plan.**

**B. Apart from the special circumstances set out in paragraph 80 of the NPPF and policy SS6 of the adopted Local Plan 2011-2029 or successor policy, there is a presumption against housing development outside the Settlement Boundary unless specific provision has been made by Policy ESBG4 or ESBG8.**

**C. In the area of the parish that is part of the River Test catchment (see Map at §5.11) new dwellings and development resulting in a net increase in population (including rural worker housing and tourist attractions and accommodation) served by a wastewater system that will discharge into the River Test will be required to demonstrate nutrient neutrality in accordance with the latest Natural England guidance.**

5.4 The policy is intended to distinguish between the built-up areas of each of the two main settlements in the parish and their surrounding countryside in order to manage sustainable development proposals accordingly. Given their small size and isolation in the parish it is not appropriate to define boundaries for any other settlement areas for example the group of houses in the separate northern part of Ecchinswell around the pond or hamlets like Sydmonton.

5.5 Historically there have been no Settlement Boundaries for the small villages in the parish but the scope of the Local Plan Update now includes a number of the smaller villages in the borough for which there are no specific policies in the current Adopted Local Plan (2016).

5.6 The policy therefore establishes a new settlement boundary for each settlement following the conventions set out in the Basingstoke and Deane 'Draft Spatial Policy Proformas' (June 2022) and developed in collaboration with the Planning Policy Team at B&D BC informed by their Local Plan Update Settlement Study (Part 1) which defines Bishops Green and Ecchinswell Village as a Category 4 'Small Villages'.

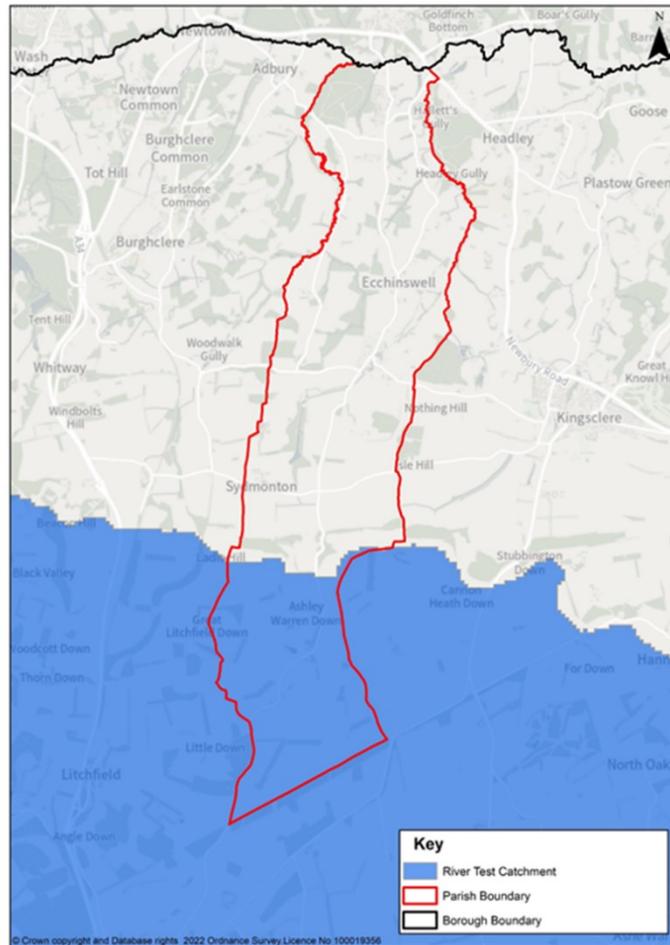
5.7 The new boundaries are fully aligned with the proposals now being taken forward in the Local Plan Update with the exception of accommodating the allocation at Bishops Green proposed under Policy ESBG3. The settlement boundary of Policy ESBG1 has been modified to incorporate this scheme which is expected to deliver approximately 15 dwellings to meet the needs of the local community and reflects the indicative housing requirement currently proposed in the Local Plan Update. A document in the supporting evidence for this plan (Supp Ev B ESBG NP Settlement Boundaries) gives some detail on how the boundaries were developed in consultation with B&D BC).

5.8 Settlement boundaries remain an important feature of the Plan-Led System, distinguishing how planning applications are considered if they relate to land inside or outside a boundary. The policy is consistent with Policy SS1 of the ALP in supporting housing development within the newly defined boundaries and how applications are dealt with in the Open Countryside.

5.9 The policy does not remove permitted development rights. Thus the provisions of Local Plan Policy SS6 (New Housing in the Countryside) on development outside a boundary and hence in the countryside continue to apply.

5.10 Local Plan Policy CN2(Rural Exceptions for Affordable Housing) and Policy EP4 (Rural Economy) support some development in the countryside outside settlement boundaries in exceptional circumstances. While the NP is supportive of these circumstances, maintaining the rural character of the countryside in the Parish is regarded with high importance by the community. Therefore, any planning applications for new housing outside the Settlement Boundary should be determined in accordance with Policy SS6, B&DBC design guidance, the ES&BG NP Design Guidance & Codes, and where relevant, have regard to the North Wessex Downs AONB Management Plan.

5.11 In recent years, the issue of nutrient neutrality has become apparent in the borough. Waste water effluent that discharges to the River Test catchment could cause nutrient enrichment and is likely to lead to significant effects on the internationally designated sites for nature conservation in the Solent. A small section of the River Test catchment is located in the south of the parish to the south of Watership Down and within the North Wessex Downs AONB ([see map](#)). Natural England have produced advice on achieving nutrient neutrality for new development in the Solent Region. A nutrient budget will need to be submitted with an application for development in this area in accordance with the latest Natural England guidance, to determine whether the development is nutrient neutral. If there is a nutrient surplus appropriate mitigation will need to be demonstrated.



River Test Catchment Map

**A. The Neighbourhood Plan provides for approximately 20-25 dwellings to be delivered as follows:**

- **Approximately 15 dwellings at Bishops Green allocated through policy ESBG3**
- **Approximately 5 dwellings at Ecchinswell allocated through Policy ESBG 4**
- **Approximately 5 dwellings as windfall schemes within a Settlement Boundary**

**B. In any new residential development, there should be a varied mix of house types, of which at least 50% of market dwellings must be 1, 2 or 3 bedrooms. Planning applications for 2 or more net new dwellings should set out and justify the housing mix in line with the Basingstoke and Deane Housing Supplementary Planning Document (July 2018), section 3.3 (or any successor requirement) with at least 25% of the affordable housing requirement being 'First Homes' discounted in price by 30% in line with the B&DBC First Homes Interim Policy Statement and the conclusions of Basingstoke and Deane's Housing Market Assessment (Sept 2020).**

**C. In Bishops Green, any housing development should, where possible, over-supply the provision of accessible Green Space to make up the existing shortfall versus the Local Plan requirements for settlements in Rural Areas.**

**D. Proposals for First Homes Exception Sites will be deemed appropriate if:**

- i. They are adjacent to a settlement boundary and the gross site area is no more than 0.2ha;**
- ii. the scheme is for no more than 6 houses; and**
- iii. It can be demonstrated that the scheme will;**
  - **avoid areas at risk of flooding;**
  - **not cause unacceptable harm to identified key views or harm to any designated heritage assets or protected habitats; and**
  - **accords with all other relevant development management policies of the development plan.**

5.12 The parish is small and is demonstrated as having relatively low sustainability. The Plan objective is to ensure that development to realise the Parish Vision enhances rather than damages current sustainability and also enhances (or at least maintains) the rural character of the parish and its settlements. The community is clear that to meet local growth, there should be a modest number of extra homes in both Bishops Green and Ecchinswell that are affordable for local people to buy in terms of size/facilities. This complements the high proportion of social housing for rent already available in the parish (see § 2.8). In the May 2022 consultation the community gave overwhelming support to this overall housing policy summary *“Only modest scale development in the small settlements of Bishops Green and Ecchinswell will be supported. Furthermore such development must not be detrimental to the sustainability nor the rural character of the settlements.”*

5.13 The spatial strategy for the B&D BC Local Plan Update is still under development. This Policy not only fulfils the currently proposed allocation in the Update (see para 3.10-3.12 above), but also a quantum of additional housing designed to meet local needs. Once the ES&BG NP is made, the provisions of NPPF §14 will apply, should this be necessary. These provisions give a recently “made” Neighbourhood Plan significant “weight” in the event that development proposals contrary to Neighbourhood Plan policies are using the absence of “up to date” policies in a Local Plan to exploit the general presumption in favour of sustainable development.

5.14 In practice, this means:

- Small scale development of homes with a rural feel that are affordable to buy and hence that enable people to retain connection with the parish and thus part of a sustainable community.
- A mix of housing that enables individuals and families to stay connected to the community over time and through evolving circumstances (couples getting together, growing families, later life etc.)
- First Homes (outside of AONBs) are the government's preferred discounted market tenure and should account for at least 25% of all affordable units.
- Encourage the development not only of facilities that enable more local in-parish shopping, leisure, sporting, social activity but also for employment with premises and activity appropriately scaled to the rural environment.
- Design codes that enhance the rural feel of the parish and ensure new building is in harmony with existing buildings, the conservation area and heritage assets.
- Design codes that encourage low-carbon footprint buildings that anticipate future standards.
- Development that reduces dependence on private cars. Encourage service providers (e.g. health, sports etc) to deliver in-parish with suitable (shared/community) premises.
- Development that supports greater level of home-working.
- Development that supports the availability of renewable energy and the use of electric cars.

- Development that enhances the rural feel and character of the parish notably the natural environment, green spaces and our valued landscape including the AONB bio-diversity/habitats.
- Bishops Green is a settlement with a compact layout largely surrounded by private land. It should have accessible Green Space of at least 2.2 ha to meet the B&D BC standard for rural areas. Current space is well short of this so any new development must provide not only the standard green space of 32m<sup>2</sup> per person for rural areas but where possible significant extra green space to raise the total available to the settlement.
- No dense, large-scale development that reduces sustainability by increased reliance on external facilities and services, adds to traffic movements and suburbanises the environment.

5.15 In respect of Clause B, the objective is to diversify the housing supply to deliver a balanced and sustainable community. Based on the data available for 'Rural Wards' in Appendix 3.1 (Figure A3.2) of the Basingstoke and Deane Housing Supplementary Planning Document (July 2018), the Parish housing mix is skewed towards larger 3 and 4+ bedroom family homes. Feedback from the community consultation and housing needs survey is that the present housing mix does not meet the needs of the Parish. Specifically, there is a real need across the Parish for more one, two and three-bedroom homes suitable for purchase by younger people/growing families and older residents for downsizing, all with local connections.

5.16 In respect of windfall schemes within the settlement boundaries, there have been 2 extra homes and permission for 2 change of use in the last 7 years. Thus the potential for up to approximately 5 extra dwellings via windfall schemes within the settlement boundaries would seem realistic.

5.17 In respect of Clause D, to guide an applicant in considering an appropriate scale of development for the purposes of NPPF §72, First Homes exception sites will be supported on unallocated land outside the North Wessex Downs AONB and adjacent to settlement boundaries. The Parish Council considers a proportionate development to be as defined by the policy.

5.18 A document in the supporting evidence for this plan (Supp Ev C ESBG NP Small Rural Settlement Sustainability and Housing Need Report) provides further background detail and elaborates on the above points.

**A. The Neighbourhood Plan allocates 2.1ha of Land south of Rooksfield and west of C155 Ecchinswell Road, as shown on the Policies map, for approximately 15 dwellings on the northern part of the site including accessible green space uses and green infrastructure to support a biodiversity net gain.**

**B. The scheme will be permitted provided:**

- I. Proposals take account of the current and future needs of the Parish, to address the following tenure, type and size of dwellings needed in the parish:
  - 1 or 2 bed homes suitable as first homes
  - 2 or 3 bed small family homes
  - Homes suited to larger families with older children
  - Downsizer homes for the elderly/less mobile**
- II. Vehicular access is via Ecchinswell Road to the satisfaction of the Highways Authority, requiring a like for like replacement of any existing hedgerows affected, to minimise the impact on the rural gateway;**
- III. The development creates safe and convenient access for all users, supports 'slow the pace' measures and provides for the creation of a footway on the existing verge between Rooksfield and Eagle Road to improve pedestrian and cycle access northwards to the village facilities;**
- IV. The landscape and habitat scheme makes provision for a publicly accessible green space and biodiversity enhancements that contribute to the enhancement of 'Green Corridor 4', in line with policy ESBG12, including the restoration of the hedgerow boundary to the Ecchinswell Road;**
- V. The design and layout provides an appropriate buffer to properties at Rooksfield and Featherbed Lane through the retention and reinforcement of the existing boundary trees and hedgerows;**
- VI. The design, layout, form and materials have full regard to the ESBG NP Design Guidance & Codes, creating a positive new settlement edge; and**
- VII. The heights and roofscape of buildings have regard to the landscape setting, solar orientation for amenity and sustainability purposes, and external lighting is kept to a minimum.**

**C. To achieve a comprehensive and well-designed development that is acceptable to the community, including an accessible green space amenity for the village, a design brief should be prepared by the developer with the local community, agreed with the Parish Council and submitted in support of the planning application.**

5.19 During the creation of this Neighbourhood Plan, the most sustainable edge areas of the Bishops Green settlement were reviewed for the development of new homes. The location selected is suited to a mix of housing types including homes of 1, 2 or 3 bedrooms; and some homes suitable for downsizing. Appendix B (ESBG NP Site Assessment Report) describes how the site (BGI) was selected.

5.20 This policy allocates land for a housing scheme on a site that is well-related to the main built up area of the village. It is a former equine pasture bordered to the north by existing village development. The row of mature trees to the west of the site provide a landscape buffer to housing off Featherbed Lane and a valuable contribution to the landscape. A suitable offset should be provided which may reduce the net developable area.

5.21 Based on clear messages from community consultation, a key objective of the Neighbourhood Plan is to place an emphasis on homes that are more affordable to buy in terms of their size. The housing type and mix proposed in the policy reflects that described in policy ESBG2. A document in the supporting evidence (Supp Ev C ESBG NP Small Rural Settlement Sustainability and Housing Need Report) provides background evidence.

5.22 A Landscape Assessment will be required to demonstrate how a landscape scheme for the site will be successfully delivered. A green buffer is required around the perimeter of the site, together with a publicly accessible open space. This could form a new community orchard, together with greenspace to provide a valuable wildlife habitat and green corridors along the edges of the site .

5.23 At this key gateway to the village, the design needs to be in keeping with the character found elsewhere, and ideally with no street lighting. The road layout should be designed in a way that encourages safe pedestrian movement within the development with shared surfaces, few pavements, providing eclectic verge side boundary treatments and varying road widths to minimise the impression of an 'estate build'.

5.24 The Parish Council are aware of the desire by the community to maintain and enhance the rural feel of the settlement and to offset the excessively urban appearance of the early 2000s redevelopment of Ash Road. Accordingly extra accessible green space is included and the policy seeks to ensure that the potential for adverse landscape impacts are successfully mitigated.

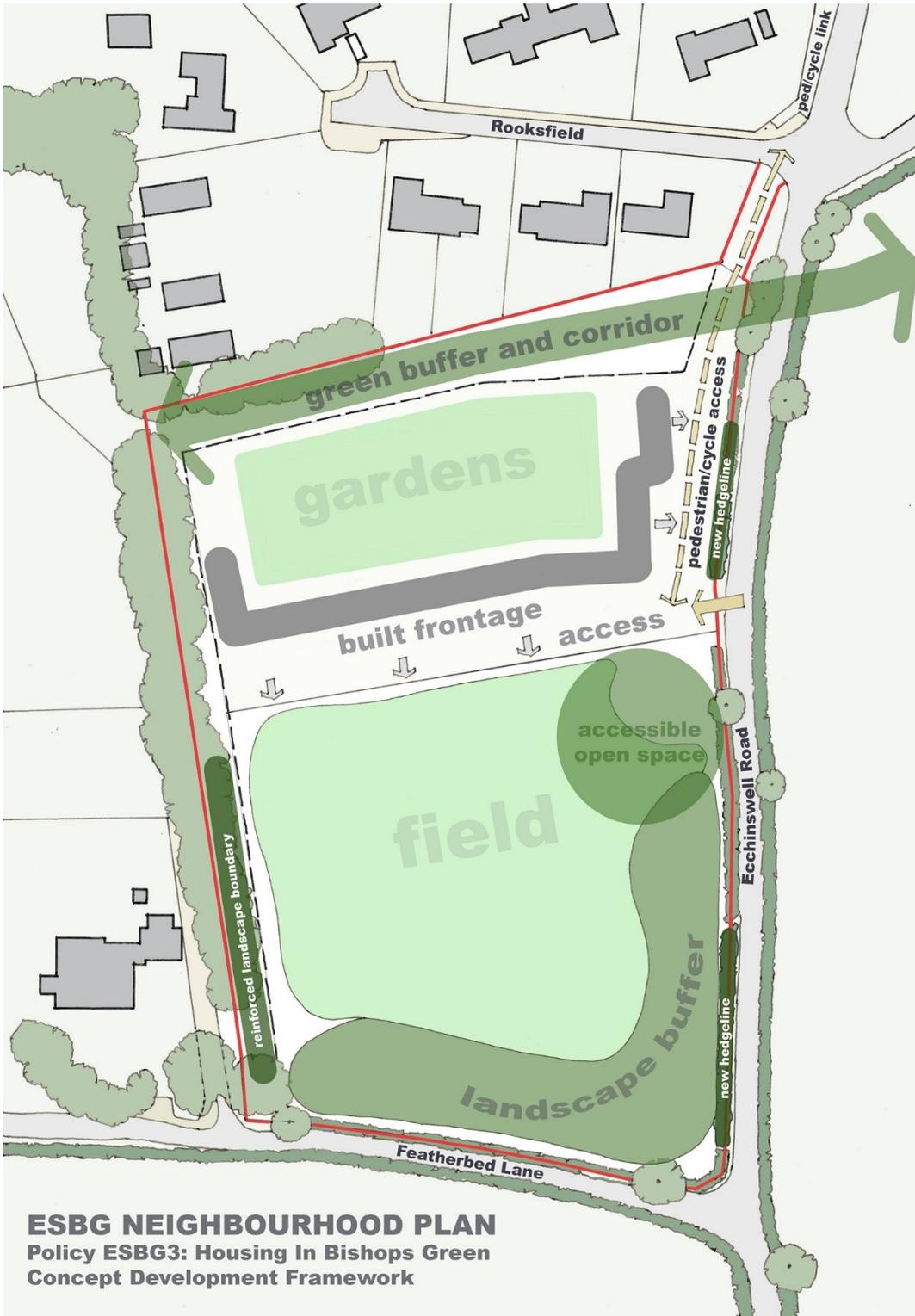
5.25 The policy sets out a series of key development principles to ensure the potential effects of development are addressed to ensure the scheme is of high quality and delivers clear community benefits. The National Planning Policy Framework expands upon the fundamental principles of good design to define what is expected for well-designed places and how planning policies and decisions should support this. The policy requires the design proposals to have full regard for the ES&BG NP Design Code and is drafted to ensure there is sufficient clarity to inform Development Management considerations and to avoid ambiguity.

5.26 Integration with the rest of the Bishops Green settlement is important hence the provision for an improved footway from the site to the south end of Eagle Road. Furthermore, the additional “request” bus-stop at the south end of Eagle Road (on the route taken by the 103 bus) would benefit all residents living in the southern part of Bishops Green (see ESBG 17).

5.27 The supporting evidence indicates that it is possible to avoid or mitigate any significant adverse environmental effects by ensuring compliance with the requirements of the policy. A key element of the policy is the requirement for a detailed design brief to be prepared for the housing and the green space and for the Parish Council and the community to be engaged in its preparation. This requirement responds to the heightened emphasis placed on design standards and design quality in current/emerging National and Local policies.

5.28 The policy therefore requires a ‘co-design’ approach to be taken prior to a planning application being submitted as advocated by paragraph 7 of the national Design Guide and supported by the NPPF §126 and PPG ID26-019-20191001. This ensures the scheme has a sense of community ‘ownership’ as described by policy L3 (paragraphs 159 and 160) of the National Design Guide.

5.29 The land promoter has confirmed as per (PPG:ID10-002) that the policy is viable and deliverable. A Design Concept report has been prepared by the land promoter to illustrate how the scheme could come forward to meet the policy requirements. The report will inform the preparation of a Development Brief, outlined in Clause C, to reflect the protocol set out in Appendix 5 of the Local Plan. The report is available in the Supporting Evidence (document Supp Ev P ESBG NP Site BGI Design Report) and a concept development framework from this report is shown below.



ESBG3 – Concept Development Framework

## **POLICY ESBG4: HOUSING IN ECCHINSWELL**

**A. The Neighbourhood Plan allocates approximately 0.15ha of previously developed land south of the C155 Ecchinswell Road, as shown on the Policies map, for approximately 5 dwellings,**

**B. The scheme will be permitted provided:**

- I. Proposals take account of the current and future housing needs of the Parish by providing a scheme generally of 1 or 2 bed homes;**
- II. Vehicular access is via Ecchinswell Road to the satisfaction of the Highways Authority, with a minimal loss of the existing hedgerow to reduce the impact on the existing rural character;**
- III. The development is to create safe and convenient access for all users, support 'slow the pace' measures and where technically feasible, improve pedestrian and cycle access to the village facilities including the consideration of a "green path" along the north side of Ecchinswell Road;**
- IV. The design has full regard to sustaining the setting of the Conservation Area, the North Wessex Down AONB Management Plan and the ESBG NP Design Guidance & Codes;**
- V. The developable area is contained, as far as possible, within the footprints of the existing building/structures to minimise impacts on the existing boundary trees;**
- VI. The development retains access to the existing livery yard on the adjacent land; and**
- VII. The development provides for a biodiversity net gain and external lighting is to be kept to a minimum.**

**C. To achieve a well-designed development that is acceptable to the community, a development brief should be prepared by the developer, agreed with the Parish Council and submitted in support of the planning application.**

5.30 During the creation of this Neighbourhood Plan, it was not only clear that a limited number of smaller-size homes was required in Ecchinswell but also that suitable locations were scarce. The site selected is in reasonable proximity to some key community facilities (school, village hall, pub) and makes use of previously developed land. (See Appendix B ESBG NP Site Assessment Report for full detail)

5.31 This policy allocates land for a scheme of small homes as part of the holistic vision for the future of Ecchinswell Village and to contribute to the Parish housing requirement. The

site has been little-used for a number of years and comprises various barns and storage structures. The homes are proposed to be smaller in size and are suited for either starter homes or downsizers. A document in the supporting evidence (Supp Ev C ESG NP Small Rural Settlement Sustainability and Housing Need Report) provides background evidence.

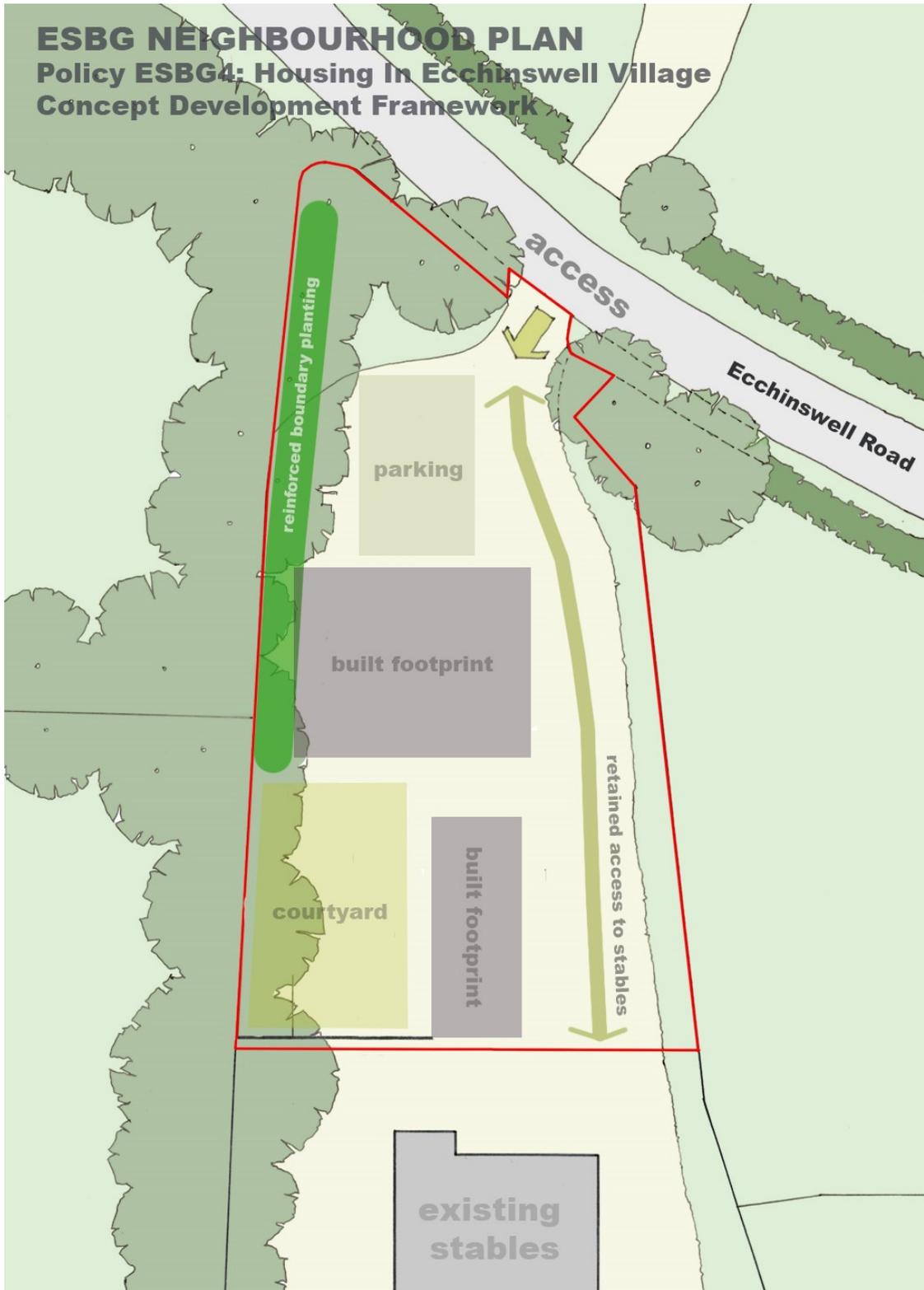
5.32 The site is approximately 100m from the boundary of the Ecchinswell Conservation Area. The Ecchinswell Road forms the northern boundary of the North Wessex Downs AONB. The site lies just within the boundary but its scale is not considered to be 'Major Development in the AONB' for the purposes of NPPF paragraph 177.

5.33 The redevelopment of this land will be beneficial in two ways. Firstly, it will make better use of previously developed land on a site within the AONB; providing an opportunity to enhance the local landscape within the Clere Scarp and Greensand Terrace (13A) landscape character area.

5.34 Second, and subject to detailed technical work, it may contribute via "Slow the Pace" measures to an improved pedestrian/cycle connection to the village facilities westward along the Ecchinswell Road towards Footpath 18. The policy also requires the retention of mature trees, onsite biodiversity net gain and limited use of external lighting.

5.35 The land promoter has confirmed as per (PPG:ID10-002) that the policy is viable and deliverable. A Design Concept report has been prepared by the land promoter to illustrate how the scheme could come forward to meet the policy requirements. The report will inform the preparation of a Development Brief, outlined in Clause C, to reflect the protocol set out in Appendix 5 of the Local Plan. The report is available in the Supporting Evidence (document Supp Ev Q ESG NP Site EX Design Report) and a concept development framework from this report is shown below.

**ESBG NEIGHBOURHOOD PLAN**  
**Policy ESBG4: Housing In Ecchinswell Village**  
**Concept Development Framework**



**ESBG4 – Concept Development Framework**

## **POLICY ESG5: DESIGN QUALITY IN THE PARISH OF ECCHINSWELL, SYDMONTON AND BISHOPS GREEN**

**A. The Ecchinswell, Sydmonton and Bishops Green NP Design Guidance and Code, attached as Appendix B, identifies six Local Landscape Character Areas, as shown on the Policies Map, and provides design guidance applicable to each character area.**

**B. All development proposals should be of high quality which respond positively to the character and local distinctiveness of the parish. Applicants will be expected to demonstrate through the application process they have properly understood and responded to the relevant Local Landscape Character Area in the design of their proposals.**

**C. Within Ecchinswell Village Core and Ecchinswell North proposals that fill an essential gap providing views into the countryside (Code DC01) will be resisted.**

5.36 The policy establishes the importance of high-quality design that reflects the locally distinctive character of the parish. It requires applicants to acknowledge, understand and respond to the *Ecchinswell, Sydmonton and Bishops Green NP Design Guidance and Codes* prepared by AECOM for the Parish Council as part of the Neighbourhood Plan. To be clear, although published as Appendix B to this plan document (ESBG NP Design Guidance and Codes) for convenience of presentation, the Design Guidance and Codes form an integral part of the policy and is not supplementary guidance. It therefore carries the full weight of the development plan in decision making, as provided for by NPPF §129.

5.37 Good design is a process, and the aspiration for good design should be embedded from the outset. The Code provides design guidance to supplement the design guidance published by B&DBC and seeks to ensure that developments of all scales and types which come forward in the parish complement and build upon the character of the area in which they are located; whether a proposal is for an extension to a family home, a new housing development or rural workspace or any other appropriate application.

5.38 The Policy refines and updates Local Plan Policy EM10 to align with the Government's priority for creating high quality, beautiful and sustainable places (NPPF §126). The Code describes the local character and distinctiveness of the Parish valued by the local community consistent with ALP paragraph 6.81.

5.39 Safeguarding the parish's rural character has been a key driver in establishing the Design Codes for the Neighbourhood Plan. Most of the buildings in Ecchinswell, Sydmonton and the surrounding countryside have been established steadily over several centuries with the result that there is a wide range of historic building styles and materials in place.

5.40 More recently there have been some larger scale developments in Bishops Green and Ecchinswell with more uniform styles and materials. It is also notable that the early 2000s re-development of the Ash Road area in Bishops Green is seen to be of excessively urban style and layout and future development should work to offset this shortcoming and add to the desired rural character of the settlement.

5.41 The attention of applicants is drawn to the Area-Wide Design Principles and detailed Design Codes for the LLCAs relating to:

- Pattern of Development,
- Green Infrastructure and Open Space,
- Building Typology,
- Building Line and Boundary Treatments,
- Architectural Details and Materials
- Parking and Utilities
- Preserving and Enhancing Views, Landmarks and Gateways
- Sustainability

5.42 The essence of the Design Codes is for any development to be:

- sympathetic to the existing variety of styles and materials
- enhancing or at least maintaining the rural feel of the parish
- enhancing the sustainability of living in the parish and of the buildings in terms of the materials/designs/facilities used.

5.43 Section 5 of the ES&BG NP Design Guidance & Codes includes checklists to help application of the codes to new developments. Use of these checklists could be a good way for developers to demonstrate, in planning applications, how the codes have been followed.

## POLICY ESBG6: DESIGN QUALITY IN THE ECCHINSWELL CONSERVATION AREA

### **A. Development proposals in the Ecchinswell Conservation Area, as shown on the Policies Map, must preserve and enhance the significance of the area as defined by the Ecchinswell Conservation Area Appraisal (CAA).**

5.44 Preservation and enhancement of the Ecchinswell Conservation Area is seen as important to sustaining the rural feel of the settlement. The Design Codes in ESBG5 are fully aligned with the most recent [Ecchinswell Conservation Area Appraisal](#) carried out by B&D BC in 2003.

5.45 The following features are identified as positive characteristics of the Conservation Area which reinforce its special character:

- i. Timber frame buildings with thatch roofs and high quality decorative brickwork are an important feature throughout the conservation area and contribute to its character and must be preserved and maintenance encouraged;
- ii. Private spaces, trees and hedges make an important contribution to the character of the village, as well as providing wildlife corridors.
- iii. The importance of the undeveloped rural quality of the gaps between Ecchinswell House and St Lawrence Church and between the church and the main part of the Ecchinswell settlement which protects their historic character and setting;
- iv. Watercourses and ponds make a picturesque setting, particularly in the south of the conservation area, and an important contribution to surface water drainage, where they act as reservoirs in periods of intensive rain. They should not be piped;
- v. Areas of Archaeological Significance, including the Area of High Archaeological Potential to the west side of the village where the original village church was located; the earthworks to the eastern side of the road; and the area around Clere House Farm and the Mill.

## POLICY ESBG7: COMMUNITY ENGAGEMENT IN DESIGN

**A. Applicants of development proposals which are likely to generate public interest, should demonstrate early, proactive, and effective engagement with the community particularly with regard to design issues.**

**B. All major development schemes with a residential component should use the 'Building for a Healthy Life 12' design assessment tool (or equivalent methodology) to inform the design proposals. As a guide, development should seek to achieve a score of no 'reds', design out all 'ambers' and achieve a majority of 'greens'.**

**C. A 'Building for a Healthy Life' Assessment should be included within the Design and Access Statement. The Statement should describe how the knowledge and opinions of the local community have been sought, positively considered and responded to in formulating the design of proposals. Where a proposal has not accommodated that knowledge or opinion, then the Statement should explain the reasons for not doing so.**

5.46 The policy refines the way in which the process of engaging the local community in the design of major development proposals is carried out. Importantly, it uses established means within the Council's [established planning application requirements](#) to achieve its aims, rather than to create an additional process.

5.47 The distinctive local character of the Parish and the importance of high quality design were raised as important issues by the local community and it is therefore vital that their knowledge of how the area functions, their understanding of the essential features of local character, and their views on the merits of emerging proposals are given proper weight in the consideration of planning applications.

5.48 The NPPF encourages 'any applicants who are not already required to do so by law to engage with the local community...before submitting their applications.' (§40). The National Design Guide highlights the vital role that communities play in the design process. The intention of this policy is therefore to lead to a higher standard of local community engagement in the design process.

5.49 NPPF §133 also states that..."local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life. These are of most benefit if used as early as possible in the evolution of

schemes, and are particularly important for significant projects such as large scale housing and mixed use developments."

5.50 Policy ESBG7 refines and updates Local Plan Policy EM10 to align with NPPF §133 to support 'a robust design-led approach' (ALP paragraph 6.79). In addition, High Quality Design is fundamental to the creation of high quality places. The National Model Design Code H2 (para 187) reinforces this:

*"The built environment has a significant impact on people's health and wellbeing. This relates across the design code with regard to walkable neighbourhoods, access to greenery and recreation, attractive buildings and public spaces, space standards, and strong communities."*

## **POLICY ESBG8: SUPPORT FOR RURAL BUSINESSES & WORKSPACE**

- A. Proposals for the expansion or diversification of existing commercial, business and service uses will be supported, providing the proposals accord with all other relevant policies of the development plan, notably Local Plan Policy EP4 and policies ESBG5, ESBG6 and ESBG13, and are of a scale and type suited to their rural location and have no detrimental impact on the rural highway network .**
  
- B. Opportunities to create local employment and/or rural workspace will be permitted as long as they do not create vehicle-intensive development.**

5.51 The parish is rural with two settlements classified as 'small villages' and a small number of other hamlets/groups of houses. The majority of the land area is employed for agriculture with most of this executed by a few large landowners notably the Sydmonton Court Estate. There is also significant woodland and areas used for commercial and private equine grazing.

5.52 Outside the agricultural/equine business activity, there are no businesses or employers of significant scale. There are however a number of small businesses of different types including:

- Providers of services to parish and other residents – notable examples are the small convenience store in Bishops Green and the Royal Oak pub,
- Businesses with an operating site in the parish providing services to a range of customers over a wider area – notable examples are the Honesty Group Cookery

School, the Darling Buds of May (plant sales and dog exercise), Springbourne Stud, Bishops Green Farm Camping and some gardening businesses (e.g. Gardens by James Dean) and GT Executive (an airport limousine service).

- Small businesses of various types operated from homes often by individuals.

5.53 In the supporting evidence for this plan a document (Supp Ev K ESBG NP Community Facilities and Businesses Report) lists businesses based in the parish. For the majority of working residents, their place of employment is outside the parish (although the Covid-19 pandemic has dramatically increased the numbers working at home on a full or part-time basis). Newbury, Basingstoke and other nearby big settlements provide a proportion of employment. The availability of good rail and road connections means that quite a number of residents commute long distances to work.

5.54 Three factors limit the opportunity for developing businesses in the parish:

1. Limited availability of suitable premises (neighbouring parishes of similar size like Ashford Hill & Headley and Burghclere are better endowed).
2. There are no roads in the parish suited to high or even moderate intensity use by delivery/other vehicles of any size so the very limited capacity road infrastructure of the parish precludes businesses that involve significant vehicle movement.
3. Poor communications infrastructure – mobile coverage is patchy or poor for the various networks and broadband internet access is very poor outside the centres of the Bishops Green and Ecchinswell settlements.

5.55 Looking to the future of the rural economy consistent with ALP policy EP4: The rural character of the parish and constrained road access mean that development of large-scale and vehicle intensive businesses are NOT supported. Development within the parish that provides premises and opportunity for small craft, horticultural, specialist food, etc. type businesses will be supported especially if they provide at least modest and sustainable employment for residents without creating new traffic problems. These opportunities could be realised by being:

- part of development of new homes within or adjacent to the Settlement Boundaries following Policies ESBG1/2/3.
- based on re-purposing existing (likely agricultural) buildings.
- outside of the defined settlements, provided it is part of a small “rural exception” development of a few affordable homes for rural workers.
- suited for “working from home” recognising the growing demand for such activity. This will be achieved by ensuring homes are designed for sustained working at home, and services (e.g. internet) are fit for such activity.

## POLICY ESBG9: SUPPORT FOR HOME WORKING

- A. Insofar as planning permission is required, home extensions or other building alterations to facilitate working from home will be supported provided they fall within the residential curtilage, whether within the settlement boundaries defined by ESBG1 or in the surrounding countryside, and accord with all other relevant policies of the development plan, notably policies ESBG 5/6/13 as relevant to their location and scale.**
- B. The co-location of 'Work Near Home' space within a community facility will also be supported.**

5.56 The Neighbourhood Plan proposes to support householder applications to extend existing homes or build new structures within residential curtilages to enable more home working. Many such proposals will not require planning permission, but some will, and the policy will increase the importance attached to home working so that the Parish can take advantage of modern technology and reduce the need to travel, especially commuting.

5.57 Home based working was already common before the Covid 19 pandemic and has become the norm for many residents for some or all of the working week. Given the constraints inherent in working from home in smaller houses, some form of shared "Work Near Home" space in one or more of the community facilities is desirable and this idea is supported in ESBG 11 Clause C.

**A. All new dwellings and business premises in the Parish should be enabled to ensure a superfast broadband connection can be installed on an open access basis, directly accessible to the nearest suitable broadband infrastructure and designed to permit future repair, replacement or upgrading.**

**B. Where it is practicable to do so, broadband connections should be enabled by way of suitable ducting to enable one or more service providers to provide a fibre connection to individual properties from a connection chamber or chambers located on the public highway, or else from an alternative connection point available to different service providers.**

**C. Proposals for new or improved mobile phone infrastructure will be permitted, providing that the proposals do not adversely affect the surrounding built or natural environment (including without limitation the setting of heritage assets and key views).**

5.58 Access to high quality Broadband and mobile phone/data services are an essential part of modern life and explicitly targeted in NPPF §114 (Supporting high quality communications). The rural nature of the parish means that the availability of these services is variable. The policy ensures that new developments are properly fit for 21<sup>st</sup> century life.

5.59 At this time there is minimal fibre to the property (FTTP) broadband service (a small part of Bishops Green). There is fibre connection to 2 cabinets, one in Bishops Green from Headley Exchange and one in Ecchinswell from Kingsclere Exchange; these provide reasonable VDSL internet speeds in the centre of each settlement but poor service (10Mb/s or less) elsewhere. Some parts of the parish have no mobile coverage at all and large parts only get good reception from a couple of providers. At this time there are also no new land-line phone links available in Bishops Green.

5.60 Attempts have been made to develop community-based fibre broadband networks as has been done in nearby areas but grants from DCMS (required for this approach to be viable for most residents) are presently unavailable as the grant system is being changed. A few residents are using satellite broadband services (e.g. Starlink) but these would be financially out of reach for many.

## **POLICY ESG11: COMMUNITY FACILITIES**

**A. The Neighbourhood Plan identifies the following buildings, structures, open areas and their curtilages as community facilities, as shown on the Policies Map:**

- **Bishops Green Village Hall**
- **Bishops Green Convenience Shop (Ashland Store)**
- **St Lawrence Church**
- **Ecchinswell Village Hall and Parking area**
- **Ecchinswell and Sydmonton C of E Primary School**
- **Royal Oak Public House**

**B. Proposals that will harm or result in the loss of a local community facility as defined above, will be resisted unless it can be clearly demonstrated that:**

- **all reasonable efforts have been made to market the premises for its existing use and no other potential occupier can be found; and/or**
- **all reasonable efforts have been made to improve the operation and management of the business or facility; and/or**
- **the land is no longer a suitable location for a local community facility, shop or pub; and/or**
- **in the case of the loss of a public house, suitable alternative public houses exist to meet the needs of the local community; and/or**
- **in the case of the loss of a local community use, suitable alternative uses exist to meet the needs of the local community.**

**C. Development of an existing Community facility to provide extra facilities/services for local residents will be supported in each settlement including:**

- **the concept proposal for a “Community-led Development Project to create 21st Century Village Hub” in Ecchinswell;**
- **enhancements to Bishops Green Village Hall.**

5.61 In the supporting evidence, document Supp Ev K (ESBG NP Community Facilities and Businesses Report) details existing facilities. The policy identifies community and open space facilities for the application of Policies CN8 of the ALP. The Use Class Order of September 2020 now deems such uses as either Class F2 ('Local Community Uses') or in the case of the schools and churches, F1 ('Learning and non-residential Institutions'). The list of facilities includes all of those that are valued by the local community and offer a valuable resource to support community life.

5.62 Community Consultation made it clear that the community facilities listed above are highly valued by residents. There is also a strong appetite for extra services/facilities (e.g.

some form of shop in Ecchinswell, space for receiving some forms of medical treatment, community EV charging facilities etc)

5.63 Given the small and relatively geographically dispersed nature of the parish population, the viability of many of the community facilities is marginal. Some are reliant on significant usage by people from outside the parish and the use of volunteers for even basic operations; some (e.g. the Village Halls) have difficulty in building financial reserves for improvements or major maintenance.

5.64 Long term viability of all community facilities in the parish requires widespread and sustained community commitment to their utilisation.

5.65 An example of such commitment is the potential community initiative to design and deliver a project to create a modern “community hub” based around Ecchinswell Village Hall which co-locates a range of facilities. The principle of this idea (that could include a modest amount of downsizer housing suited to the elderly and less mobile) is supported by ALP Policy CN8 and policy ESBG11, and also by the community. Outline detail for this potential project is in the supporting evidence (document Supp Ev J ESBG NP EVH Community Hub Proposal). The concept received support from the community in the May 2022 consultation but such a project is outside the scope of this plan and would best be taken forward as a Neighbourhood Development Order delivered by a Community Land Trust.

## POLICY ESG12: GREEN INFRASTRUCTURE NETWORK & NATURE RECOVERY

**A. The Parish contains a variety of green and blue infrastructure that provides an environmental support system for the community and wildlife. The Neighbourhood Plan designates this as a Nature Network, as shown on the Policies Map, for the purpose of promoting nature recovery and for mitigating climate change. The Network is parish-wide, encompassing various areas of woodland, streams and hedgerows in the north of the parish to downland in the south. Bishops Green and the land to the north lie in close proximity to Greenham and Crookham Commons SSSI.**

**B. Development proposals that lie within or adjoining the Network must demonstrate how they will maintain or improve the functionality of the Network in the design of their layouts and landscaping schemes, including delivering a minimum of 10% net gain biodiversity value (or successor target). The net gain shall be calculated in accordance with the relevant DEFRA net gain metric (at the time of the application) and guided by the methodology set out in the B&DBC Interim Guidance Note<sup>1</sup>**

**C. The mitigation hierarchy must be applied in all cases. On sites over 0.1 hectare a 'net gain' calculation and 'Biodiversity Net Gain Plan' must be submitted with all applications and will be secured by condition.**

**D. Proposals that will lead to the loss of land lying within the Network and that will undermine its integrity will be resisted. Development proposals that will lead to the extension of the Network, which includes the delivery of additional Accessible Green Space in Ecchinswell and Bishops Green for the use of the community and the 'green corridor opportunities', will be permitted, provided they are consistent with all other relevant policies of the development plan.**

5.66 The policy defines the presence of Green and Blue Infrastructure assets in the parish. The network, defined by the policy, is the entirety of the habitats illustrated on the map with the opportunities to connect them 'schematically' defined by the 'green corridors'. This method of defining potential corridors (but not defining their precise boundaries) has been applied by the Local Nature Recovery pilots including the Cambridge Nature Network as illustrated by their Nature Network Area Map.<sup>2</sup>

5.67 The approach is consistent with NPPF §179(a) and provides local definition to ALP Policy EM4 and EM5 on Biodiversity and Green Infrastructure. Its purpose is linked with the vision and principles outlined in the Nature Wealth Report published by the Hampshire Nature Partnership in April 2022 by defining a network of green infrastructure assets in the

<sup>1</sup> Achieving Biodiversity Net Gain Interim Guidance for Development; Feb 2021 ([Link](#))

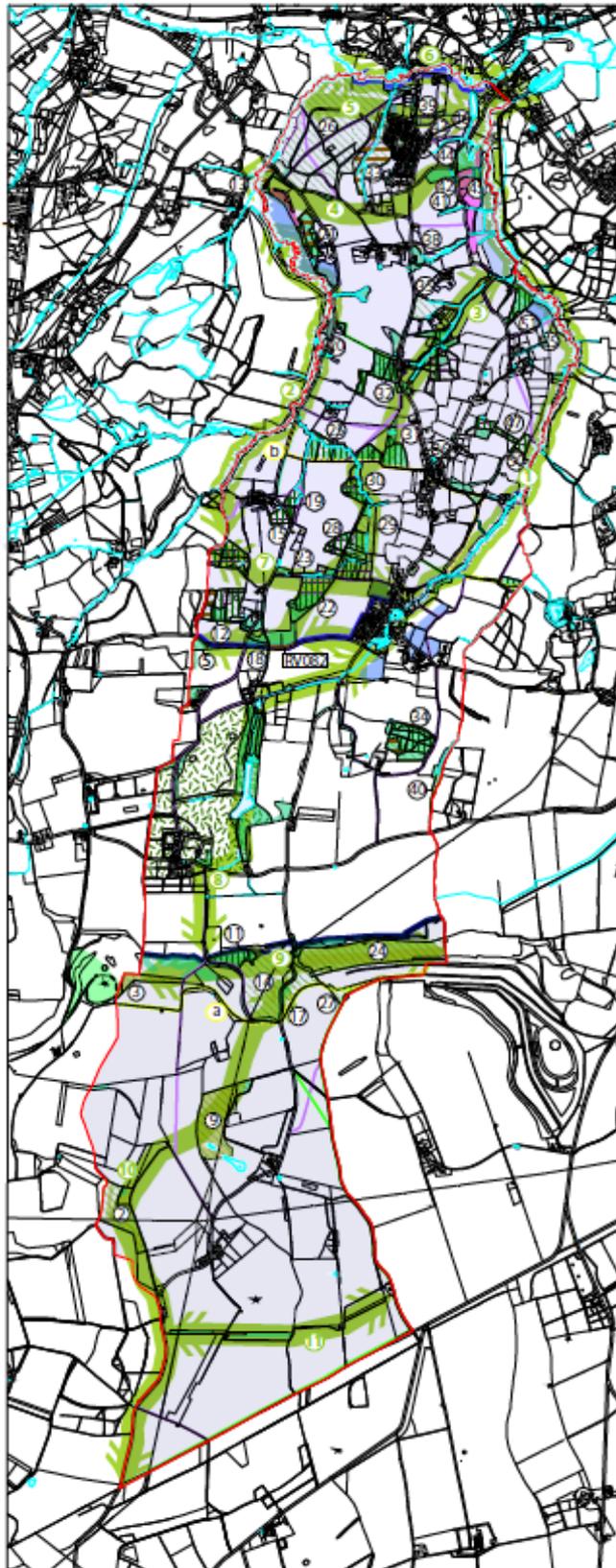
<sup>2</sup> Cambridge Nature Network Map [Link](#)

neighbourhood plan area as a means of providing environmental support for the community and wildlife by promoting habitat creation and linkage.

5.68 The policy requires that all development proposals that lie within the Network, or that adjoin it, should consider how they may improve the Network, or at the very least do not undermine its integrity of connecting habitats. The Policies Map shows the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network, for example in complementing existing biodiversity value through the design of the landscape scheme. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be a reason for refusal or planning permission.

5.69 The Network will become more valuable over time as there are clear improvement opportunities. The Neighbourhood Plan Steering Group have identified the potential for eleven new Green Corridors as shown on the ESBG12 GI Network map below. (A high resolution version of the Network map is available for on-line viewing in the Policy Map Booklet – Appendix C to the plan). These corridors reflect the approach set out in NPPF §179 and described in Natural England's Nature Networks Evidence Handbook (Crick et al - [NERR081](#)) and identify opportunities to link various statutory and non-statutory designations and physical features such as streams and waterbodies. The proposed corridors have been reviewed by and are supported by the Hampshire Biodiversity Information Centre (HBIC) and more detailed maps are included in the supporting evidence (document Supp Ev H ESBG NP HBIC Ecology & Biodiversity Report). The Parish Council will work with other organisations and landowners to realise these nature recovery opportunities and, where possible, avoid the loss of the best and most versatile agricultural land.

# ESBG12 Green Infrastructure Network Map.



## Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan ESBG12 Green Infrastructure & Nature Network

- Parish Boundary
- Statutory Designations**
- Ladle Hill Site of Special Scientific Interest
- Other Designations**
- Sites of Importance for Nature Conservation (SINC)
- SINC's listed in Supplementary Evidence H
- Road Verges of Ecological Importance (see Supplementary Evidence H)
- Priority Habitats**
- Woodland**
- Ancient and semi-natural
- Ancient replanted
- Lowland Mixed Deciduous
- Wet Woodland
- Traditional Orchard
- Woodpasture and Parkland BAP
- Grassland**
- Coastal and floodplain grazing marsh
- Lowland meadows
- Lowland calcareous
- Heathland**
- Lowland Heathland
- Other Important Assets**
- Streams and Ponds
- Multi-functional green space
- Movement**
- Public Rights of Way - Footpath
- Public Rights of Way - Bridleway
- Long Distance Walking Routes
  - a. Wayfarers Walk
  - b. Brenda Parker Way
- Enhancement Opportunities**
- East Woodhay to Headley Biodiversity Opportunity Area
- Northern Escarpment Biodiversity Opportunity Area
- Green Corridors
  - 1. Ecchinswell Brook
  - 2. Western Stream
  - 3. Brock's Green to Hyde Lane
  - 4. Bishops Green South
  - 5. Bishops Green North
  - 6. Enborne River
  - 7. Recreation Ground West
  - 8. Ecchinswell to Sydmonton
  - 9. Chalk Escarpment
  - 10. Ladle Hill to Caesar's Belt
  - 11. Southern Shelter Belts

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5.70 The following comprise the key outcomes of the evidence gathering exercise conducted with regard to Green Infrastructure within Ecchinswell, Sydmonton & Bishops Green Parish. Full detail is in the supporting evidence (document Supp Ev F ESBG NP Green Infrastructure Report)

- Green Space Standards: - Although a rural parish, ES & BG only has moderate access to Accessible Natural Green Space (per B&D BC criteria). Although considering sports grounds and play areas improves this, opportunities for attaining additional Accessible Natural Green Space should be sought. In addition, any new developments must be required to meet the Green Space Accessibility standards in the current B&D BC Local Plan.
- Habitats: - ES & BG Parish has a wide range of habitats owing to its elongated north-south shape. Many of these are designated as Priority Habitats, however, relatively few areas are publicly accessible, except by Rights of Way. As a result, footpaths and road verges are important accessible natural habitats and require appropriate and sensitive management.
- Green Infrastructure Assets: - Twelve sites are listed as potential Green Infrastructure Assets for the parish, being at least partly accessible, having existing natural value and/or potential for improvement. These sites should form the core of site lists for potential designation as Local Green Space, or for inclusion in a Nature Recovery Plan.
- Biodiversity Opportunity Areas: - ES & BG parish intersects with two HCC Biodiversity Opportunity Areas (BOAs). While these do generally focus on previously-designated sites and habitats, there may be the potential to use links to [NERC Act Section 41 Priority Habitats](#) in the relevant BOA to support plans for Nature Improvement/Recovery and to encourage private landowner activities that would increase biodiversity.
- Species: - Information on species present within ES & BG Parish may be key to providing defences against inappropriate developments. Also, such information may assist in the development of Nature Recovery Plans.
- Rights of Way: - The network of Rights of Way within ES & BG Parish, while extensive, is mostly appropriate for recreational use and does not except in limited cases, represent a viable means of accessing nearby services or transport links.

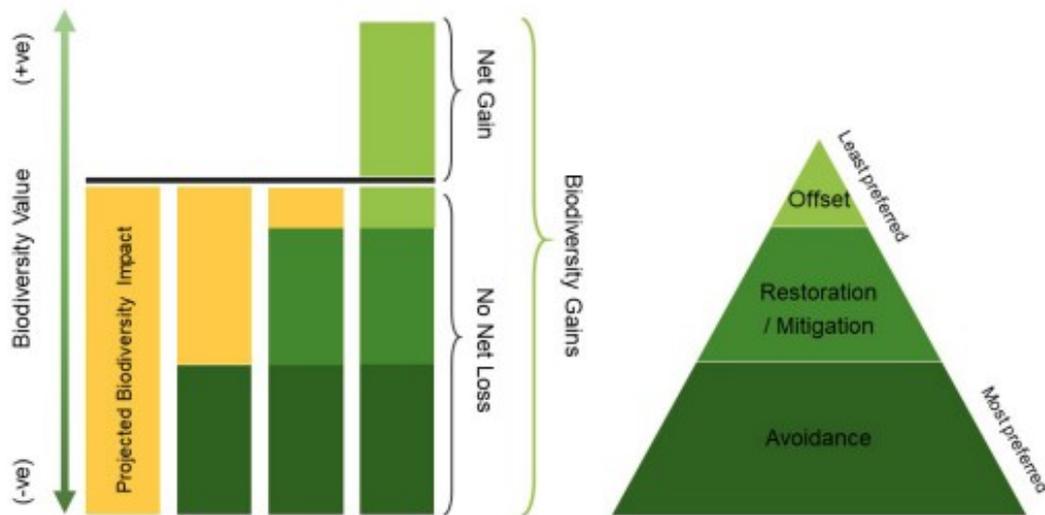
5.71 HBIC has provided a comprehensive Ecology and Biodiversity Report included in the supporting evidence for the parish (document Supp Ev H ESBG NP HBIC Ecology & Biodiversity Report). This encompasses SINCs, Road Verges of Ecological Importance, Broad and Priority Habitat Maps, Statutory and non Statutory Registered Sites and Ecological Network maps. Document Supp Ev G (ESBG NP Nature Recovery Report), also in the supporting evidence, outlines a series of options and opportunities for Nature Recovery actions and projects for the Parish.

5.72 B&DBC issued interim guidance for Achieving Biodiversity Net Gain in February 2021. It describes Biodiversity Net Gain (BNG) as...'*an approach to development or land management that leaves the natural environment in a measurably better state than it was*

beforehand. This means protecting and enhancing important existing habitats and ensuring that environmental features which are lost or degraded are compensated for by restoring or creating other environmental features, for example, new habitats. Habitat enhancement and/or creation proposals must be additional to any existing obligations and not deliver something that would occur anyway...' (refer to paragraphs 2.4 to 2.10 for full description)

5.73 The Environment Act (Nov 2021) established the requirement for mandatory biodiversity net gain (BNG), currently proposed from 2023. The Act includes the following key components:

- Minimum 10% gain required calculated using a Biodiversity Metric and approval of a net gain plan
- Habitat secured for at least 30 years via obligations/ conservation covenant
- While Habitat can be delivered on-site, off-site or via statutory biodiversity credits, the mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss (see mitigation hierarchy below)
- Does not change existing legal environmental and wildlife protections



**Mitigation hierarchy of Biodiversity value**

(Source: B&DBC Biodiversity Net Gain Interim Guidance for Development)

## POLICY ESG13: VALUED LANDSCAPES & KEY VIEWS

**A. Development proposals should conserve and enhance the valued landscape of the parish and take account of the landscape management guidelines for the Ecchinswell, Clere Scarp and Great Litchfield Down and Willesley Warren Landscape Character areas, as shown on the Policies Map. Developments that would have an unacceptable detrimental impact on the character and visual amenity of the landscape in the neighbourhood area will not be supported.**

**B. The Neighbourhood Plan identifies 30 key views on the Policies Map. Proposals for development that affect a key view will be permitted provided they will not cause undue harm to the natural or historic landscape features that contribute to its acknowledged value.**

5.74 The policy refines Policy EM1 of the Local Plan by identifying at a local scale the key landscape and heritage-related attributes that form an essential part of the character of the parish and this policy should be read alongside ESG12. All proposals for development should have regard to the [B&D BC Landscape Character Assessment \(2021\)](#) (and in particular the landscape management guidelines) and also the guidance set out in the [B&D BC Landscape, Biodiversity and Trees SPD](#). In doing so the policy conforms with the NPPF which sets out the Government's objective "to conserve and enhance the natural and historic environment" and to pursue these objectives at a local level (NPPF §174, §175 and §189), and to conserve and enhance landscape and scenic beauty (§176).

5.75 A striking finding from community consultations was the near universal opinion among residents that they valued highly the rural feel of the parish and ready access to the countryside. Accordingly sustaining and enhancing the rural character (and the distinctive local characteristics) of the parish is a key objective of the plan.

5.76 The parish is part of the borough of Basingstoke and Deane which a recent [\(May 2021\) Land Character Assessment](#) describes as a predominantly rural, agricultural district which covers a large area of north-east Hampshire with a diverse pattern of landscapes, including rolling chalk downland, pastoral river valleys, historic parkland, remnants of ancient forests and intimate mosaics of lowland farmland and woodland, with a scattering of farms, villages and hamlets, and a few larger settlements. This patterning is the product of the interaction between the physical structure of the landscape and the nature of the vegetation and land uses that cover it. The lower part of the parish lies within the North Wessex AONB. [The B&D BC Landscape Character Report](#) gives guidance and policies to maintain and enhance the rural character of the area.

5.77 Key Views are spread throughout the parish with 7 in the north, 14 in the centre and 9 in the south. Maps showing the border of the AONB in the parish and the location of 30 key views are included in the Policy Maps section of this document.

5.78 Documents in the supporting evidence (Supp Ev D ESBG NP Landscape Character Report and Supp Ev E ESBG NP Key Views Report) elaborate this. The ESBG NP AECOM Design Guidance and Code (Appendix B of this plan – see also policy ESBG5) reinforces the importance of Landscape Character and Key Views to sustaining the rural character of the parish.

## **POLICY ESBG14: LOCAL GREEN SPACES**

**A The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Policies Map Insets 1-3:**

### **Bishops Green**

**Eagle Road Recreation Area**

**Beech Road Recreation area**

**Harrier Road open space**

### **Ecchinswell**

**Ecchinswell Pond**

**Methodist Church Yard**

**St Lawrence's Church Yard**

**Village Hall Play Park & Recreation Ground**

**War Memorial area**

**Old Church Yard**

**Digweeds**

**B. New development adjacent to designated Local Green Space must not detract from the value of that Local Green Space.**

5.79 The policy proposes to designate ten important green spaces in the parish as Local Green Spaces in accordance with §101 and §102 of the NPPF. The policy has the effect of

managing development proposals in line with NPPF provisions in the Green Belt, which prevent any development unless the 'very special circumstances' test can be met.

5.80 The full justification of how each space meets the three NPPF criteria are included in the supporting evidence (document Supp Ev O ESBG NP Green Space Report).

5.81 By design, the site allocated for extra housing in Bishops Green includes a significant area of new Local Green Space intended to address the shortfall vs the B&D BC standard for such space in Bishops Green. Once developed, this should be treated in the same way as the spaces above.

5.82 In addition to the Green Spaces above, there are three valued areas of "Access Land" (identified on Ordnance Survey 25,000 scale maps) that are normally available for access on foot. One is located on the Scarp and is known as Watership Down; one is a small part of the bigger area of the Ladle-Hill Iron Age fort (most of this is located in Burghclere parish); and one is to the west of Hare Warren Farm.

5.83 In the event that a Community-Led project materialises to create a modern "community hub" in and around Ecchinswell Village Hall (see ESBG 11(c) and document Supp Ev J), this should be considered as a "special circumstance" in relation to the affected Green Space in the expectation that such a project enhances the community value of the space.

## **POLICY ESBG15: DARK SKIES**

**A. All development proposals should be designed to minimise the occurrence of light pollution. Development will be permitted where such schemes employ energy-efficient forms of lighting that also reduce light scatter and comply with the current guidelines established for rural areas by the Institute of Lighting Professionals (ILP).**

**B. Proposals for all development will be expected to demonstrate how it is intended to prevent light pollution. Information on these measures must be submitted with applications, and where a development would potentially impact on light levels in the area, an appropriate lighting scheme will be secured by planning condition.**

5.84 The supporting evidence contains a document (Supp Ev I ESBG NP Dark Skies Report) that outlines the current state of the skies at night. There is some concern expressed by residents about local light sources in Bishops Green and Ecchinswell. In the northern part of

the parish there are also high levels of light pollution spilling into the parish from Newbury and Greenham Business Park. In the low population southern part of the parish which lies to the south of and in the shadow of the scarp, the night skies are currently little troubled by light pollution.

**A. All development should be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.**

**B. Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m<sup>2</sup>/year. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character area.**

**C. All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the 'as built' performance is as predicted, and will include a planning condition to require the provision of post occupancy evaluation reporting to the Local Planning Authority within a specified period, unless exempted by Clause B. Where this reporting identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.**

**D. All planning applications for major development are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life.**

**E. An Energy and Climate Statement will be submitted to demonstrate compliance with the policy (except for householder applications). Applicants are directed to the Cotswold Net Zero Toolkit for guidance on matters they should consider at initial design stage. The statement should demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the Energy Hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap**

### 5.85 Supporting Rationale

- The policy context for encouraging higher energy efficiency standards at the Local Plan or Neighbourhood Plan scale lags considerably behind the legal framework and 'Net Zero' targets.
- Clause 88 of the Levelling up and Regeneration Bill proposes that where a qualifying body considers it appropriate, a neighbourhood plan "must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change".
- The policy is inherently technical and is an interim measure as in due course, it is expected that the new Local Plan, if not national policy itself, will make such provisions across the Borough.
- This policy is in five parts, the combination of which is intended to deliver a step change in the energy performance of all new developments in the Parish and, in doing so, encourage and incentivise the use of the Passivhaus or equivalent standard of building design and construction. Along with guidance provided in the Cotswold Toolkit, it is anticipated that designers will demonstrate compliance using a design for performance methodology such as the Passivhaus Planning package or CIBSE TM34 Operational Energy.
- Achieving this level of performance will make a significant contribution to mitigating climate change anticipated by Clause 88 (above) by taking a proactive approach to support the transition to a low carbon future (NPPF §152 and §153) while at the same time, reducing the risk of fuel poverty and the utter 'folly' of retrofitting homes (Planning Appeal [APP/K1128/W/20/3252623](#) paragraphs 59 and 60).
- Clause A of the policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready' by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time these opportunities may have been lost.
- To complement the guidance on pages 87 to 89 of the BDBC Design and Sustainability SPD, applicants are directed to the Net-Zero Carbon Toolkit commissioned by Cotswold District Council and two partner councils, West Oxfordshire District Council and Forest of Dean District Council. The toolkit was funded by the LGA Housing Advisors Programme and produced by Levitt Bernstein, Elemnta, Passivhaus Trust and Etude, and is openly available as a resource for private and public sector organisations to use and adopt under a Creative Common Licence. ([Link](#))
- Its Clause B requires all schemes, no matter what their intended use or size other than householder extensions, to use the Passivhaus Planning Package (PHPP) or equivalent design methodology for all buildings where it is feasible to do so. This means that the applicant must demonstrate those factors that make its application unfeasible, for example, the topography, orientation or shading of the site.
- In respect of scheme viability, any extra-over cost of building to the 'zero carbon ready' Passivhaus or equivalent standard (now less than 5%) will diminish to zero well

within the period of this Plan, as per both the Government's Regulatory Impact Assessments, research by the Passivhaus Trust and the viability assessment published by Cornwall Council. The policy will also ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values. Scheme viability will not therefore be acceptable as a reason for not using the Standard, unless the applicant can demonstrate the scheme has abnormal costs to accommodate.

- The policy requires that the scheme density (measured by dwelling units/Ha) is assessed against that of the local 'character area' in the Design & Access Statement. The ES&BG NP Design Guidance and Codes (see ESG5 and published as Appendix B of this plan) defines the key design principles for the Parish. Outside of such areas, the applicant may define the 'character area' that is relevant for the purpose of this exercise.
- Proposals seeking to apply the PHPP must be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a 'pre-construction compliance check' completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.
- In addition to the information provided in the 'as built' [BREL Report required by Part L 2021 \(Appendix B\)](#), Clause C requires the developer of a consented housing development scheme of any size to carry out a Post-Occupancy Evaluation (POE) including actual metered energy use, and to submit the report to the local planning authority. It will be implemented by attaching a planning condition, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment are carried out by the developer. Passivhaus certified schemes will not fail in this way and they are therefore exempted from this policy requirement. In the absence of supplementary guidance from B&DBC on POE, guidance has been included in the supporting evidence (document Supp Ev R ESG NP ESG 16 POE Guidance).
- In the absence of any current adopted policy in Basingstoke & Deane covering the energy performance of new buildings, Clause D requires all development proposals that are not householder applications to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment. The assessment will enable the design team to understand and respond to the lifetime consequences of their design decisions and to design for adaptability, longevity and disassembly; contributing to resource efficiency (Clause A) and contributing to the 'circular economy'. This requirement will be added to the B&D BC Validation Checklist for outline and full planning applications applying to proposals in the ES&BG Neighbourhood Plan area until such a time that there is a district-wide requirement.
- Clause E requires an Energy Statement to be submitted to cover the following:
  - i. an assessment of the proposal to minimise regulated and unregulated emissions, the embodied emissions and the emissions associated with

- maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal
- ii. a calculation of energy use intensity and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development that are not covered by the Future Homes Standard or Building Regulations
  - iii. the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services
  - iv. the proposal to further reduce carbon emissions through the use of zero or low emission decentralised energy where feasible
  - v. the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate
  - vi. the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short-term energy storage
  - vii. an analysis of the expected cost to occupants associated with the proposed energy strategy
- Every new build or redevelopment project in the ES&BG Neighbourhood Plan Area provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings. Land values in the parish are high relative to build costs and ought to be sufficient to ensure requirements to tackle improving energy and carbon performance are viable.

# Net Zero Operational Carbon

## Ten key requirements for new buildings

By 2030 all new buildings must operate at net zero to meet our climate change targets. This means that by 2025 all new buildings will need to be designed to meet these targets. This page sets out the approach to operational carbon that will be necessary to deliver zero carbon buildings. For more information about any of these requirements and how to meet them, please refer to the: UKGBC - Net Zero Carbon Buildings Framework; BBP - Design for Performance initiative; RIBA - 2030 Climate Challenge; GHA - Net Zero Housing Project Map; CIBSE - Climate Action Plan; and, LETI - Climate Emergency Design Guide.

### Low energy use

- 1 Total Energy Use Intensity (EUI) - Energy use measured at the meter should be equal to or less than:
  - 35 kWh/m<sup>2</sup>/yr (GIA) for residential<sup>1</sup>

For non-domestic buildings a minimum DEC B (40) rating should be achieved and/or an EUI equal or less than:

  - 65 kWh/m<sup>2</sup>/yr (GIA) for schools<sup>1</sup>
  - 70 kWh/m<sup>2</sup>/yr (NLA) or 55 kWh/m<sup>2</sup>/yr (GIA) for commercial offices<sup>1,2</sup>

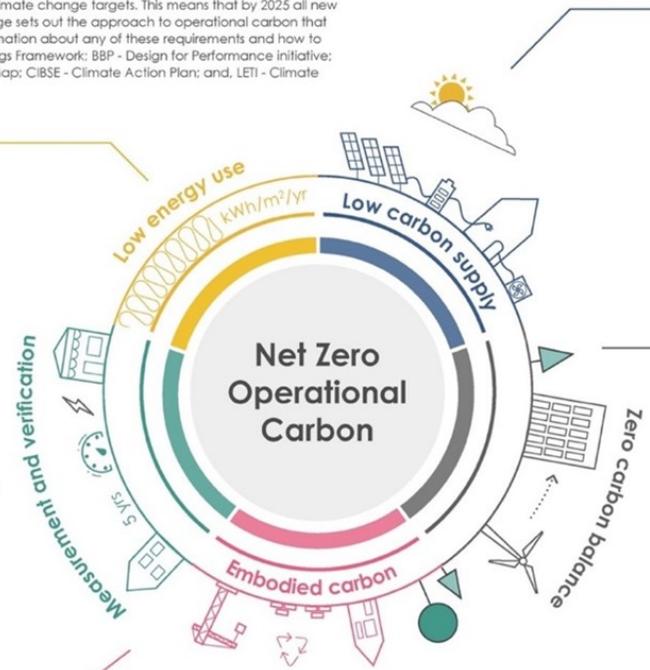
- 2 Building fabric is very important therefore space heating demand should be less than 15 kWh/m<sup>2</sup>/yr for all building types.

### Measurement and verification

- 3 Annual energy use and renewable energy generation on-site must be reported and independently verified in-use each year for the first 5 years. This can be done on an aggregated and anonymised basis for residential buildings.

### Reducing construction impacts

- 4 Embodied carbon should be assessed, reduced and verified post-construction.<sup>3</sup>



### Low carbon energy supply

- 5 Heating and hot water should not be generated using fossil fuels.
- 6 The average annual carbon content of the heat supplied (gCO<sub>2</sub>/kWh) should be reported.
- 7 On-site renewable electricity should be maximised.
- 8 Energy demand response and storage measures should be incorporated and the building annual peak energy demand should be reported.

### Zero carbon balance

- 9 A carbon balance calculation (on an annual basis) should be undertaken and it should be demonstrated that the building achieves a net zero carbon balance.
- 10 Any energy use not met by on-site renewables should be met by an investment into additional renewable energy capacity off-site OR a minimum 15 year renewable energy power purchase agreement (PPA). A green tariff is not robust enough and does not provide 'additional' renewables.

#### Notes:

**Note 1 - Energy use intensity (EUI) targets**  
The above targets include all energy uses in the building (regulated and unregulated) as measured at the meter and exclude on-site generation. They have been derived from predicted energy use modelling for best practice, a review of the best performing buildings in the UK and a preliminary assessment of the renewable energy supply for UK buildings. They are likely to be revised as more knowledge is available in these three fields. As heating and hot water is not generated by fossil fuels, this assumes an all electric building until other zero carbon fuels exist. (kWh targets are the same as kWh/m<sup>2</sup>/yr). Once other zero carbon heating fuels are available this metric will be adapted.

**Note 2 - Commercial offices**  
With a typical net to gross ratio, 70 kWh/m<sup>2</sup>/yr is equivalent to 55 kWh/m<sup>2</sup>/yr. Building owners and developers are recommended to target a base building rating of 6 stars using the BBP's Design for Performance process based on NABERS.

**Note 3 - Whole life carbon**  
It is recognised that operational emissions represent only one aspect of net zero carbon in new buildings. Reducing whole life carbon is crucial and will be covered in separate guidance.

**Note 4 - Adaptation to climate change**  
Net zero carbon buildings should also be adapted to climate change. It is essential that the risk of overheating is managed and that cooling is minimised.

Developed in collaboration with:



Supported by:



## **POLICY ESBG17: ENCOURAGING ACTIVE & SUSTAINABLE TRAVEL**

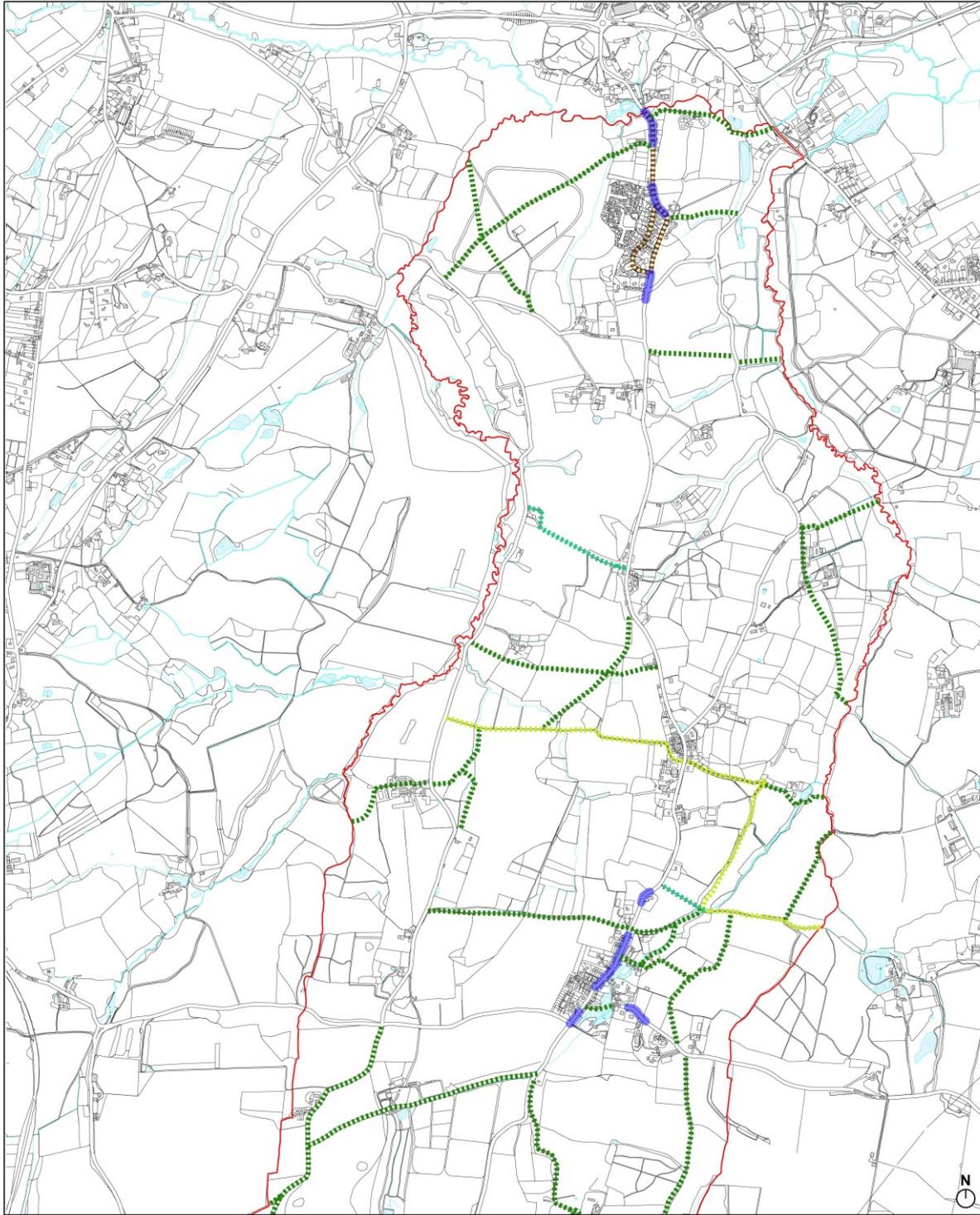
**A. The Neighbourhood Plan identifies the existing Sustainable Travel Network, as shown on the Policies Map, for the purpose of supporting healthy and safe active travel opportunities in the Parish.**

**B. All new residential development should seek to provide access to the local road network in a way that mitigates potential adverse transport impacts. Development proposals that will generate an increase in traffic on the C155 road between Enborne Bridge and Hyde Lane in Bishops Green and Brock's Green and Well Street in Ecchinswell and on the C155 lane out of Ecchinswell towards Kingsclere, should review the location of the 'slow the pace' locations and demonstrate through their Transport Statement and, where necessary, a Road Safety Audit that there will be no further detriment to the community's safety concerns in these locations. Where the Statement indicates a likely adverse impact, then a scheme of mitigation should be proposed for consideration by the Local Highway Authority having regard to the 'Slow the Pace' projects outlined in paragraph 6.4.**

**C. In order to encourage and enable an increase in walking and cycling, all development proposals, where reasonable to do so, will be expected to make a financial contribution to a package of local sustainable transport measures. Proposals for new residential development should take full account of the needs of pedestrians and cyclists. As appropriate to their scale and location proposals should provide safe, direct and well-defined pedestrian and cycle routes to local facilities, services and amenities.**

**D. The provision of on and off-road car parking for any new residential development shall be not less than the expected standard in the Basingstoke and Deane Parking SPD or successor guidance.**

5.86 The policy seeks to encourage safe, accessible and convenient means of walking, cycling through the parish. By doing so it refines ALP Policy CN9 (Transport) which seeks to promote opportunities for sustainable travel and to improve accessibility to services by improving and extending walking and cycling facilities that are attractive, convenient, direct, safe, secure and easy-to follow. The two Movement Plans (North and South parts of the parish) illustrate the policy:

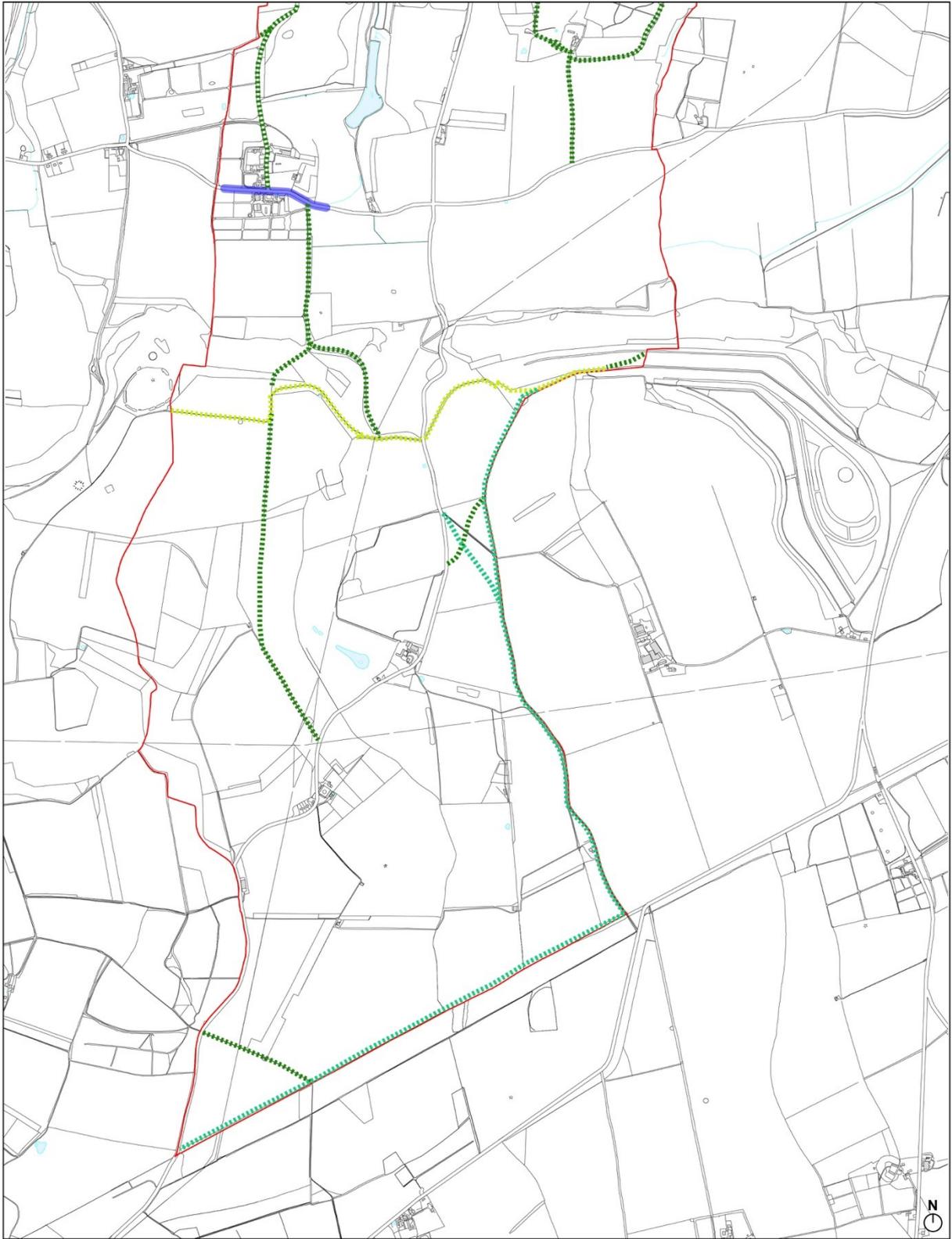


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**Ecchinswell Neighbourhood Plan  
Movement Plan North August 2022**

**Key**

- Parish Boundary
- Existing Footpaths
- Existing Long Distance Paths
- Existing Bridleways
- Existing Bus Routes
- Slow the Pace



**ESBG Neighbourhood Plan  
Movement Plan South October 2022**

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**Key**

- Parish Boundary
- Existing Footpaths
- Existing Long Distance Paths
- Existing Bridleways
- Slow the Pace
- ESBG17 Encouraging Active and Sustainable Travel

5.87 The footpaths and bridleways are an essential part of the infrastructure of the parish, used principally for leisure purposes. The Neighbourhood Plan Steering Group have identified a number of desirable short-term 'slow the pace' enhancements to existing routes and the Parish Council will seek to work with Hampshire CC (as Local Highways Authority) and with landowners to realise such opportunities.

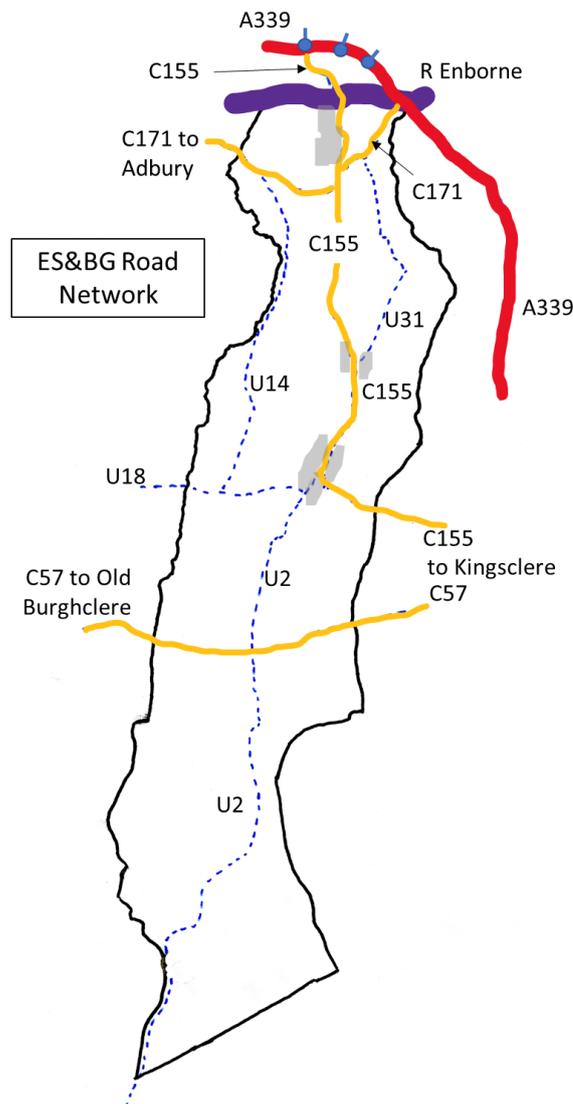
5.88 The 'Slow the Pace' locations have been identified as areas where walking and cycling improvements and traffic mitigation measures are required for the purpose of supporting healthy and safe active travel opportunities in the Parish.

5.89 Road Safety Audits (RSAs) are accepted as best practice and assist local authorities to fulfil in part the statutory duty for road safety under the Road Traffic Act; a duty to take appropriate measures to reduce the probability/possibility of collisions. While originally intended for Trunk Roads and Motorways, the Manual for Streets puts a greater onus on a balanced approach taken towards highway design to account for place making, public realm, streetscape quality, as well as safety. The RSA approach in the policy accounts for this with audits sought specifically for the higher risk locations identified on the movement plans. Acknowledged practice is that a Stage 1 RSA (preliminary design) is expected for all residential development of 20 units or greater or where works are included in the highway that do not meet recognised standards. The need for an RSA will be assessed on a case by case basis by the Local Highway Authority.

5.90 Access to Public Transport is very limited in the parish. There is a Mon-Fri working hours bus service from [Bishops Green to/from Newbury \(103 /A/B/C\)](#) and there is also a Mon-Sat Newbury to Basingstoke service ([Stagecoach Link](#)) on the A339 road ~1km north of Bishops Green up a steep hill. The residents of the southern part of Bishops Green including the extra homes arising from policy ESG3 would benefit from an additional "request" stop for the 103 buses at the south end of Eagle Road. This is on the route already taken by the service.

5.91 Parish residents are and will remain highly dependent on private car transport for work, access to key facilities and service and for social/leisure activity. Furthermore the roads to other locations (Kingsclere, Greenham/Newbury) are busy, narrow and without footpaths so cycling is only an option for experienced and confident riders.

5.92 There are no A/B class roads in the parish and all the roads are rural lanes many of which have stretches which are single track with passing spaces. The C155 road from Ecchinswell to Kingsclere has a 20ft length restriction because of the tight bends around the stream/bridge to the east of the Royal Oak in Ecchinswell. There are regular problems created by HGVs trying to transit the parish usually because of disruption to other roads – apart from damage to the roads, there are regular instances of such vehicles getting stuck. Signage to prevent such transit traffic needs to be improved.



5.93 There is an extensive network of footpaths in/around the parish but these are not well routed for accessing facilities and services and can be muddy or over-grown.

5.94 In the supporting evidence, document Supp Ev L (ESBG NP Active & Sustainable Travel Report) gives extensive background.

## 6. IMPLEMENTATION

6.1 The Neighbourhood Plan policies will be implemented through the determination of planning applications for development in the Parish by Basingstoke & Deane Borough Council.

### DEVELOPMENT MANAGEMENT

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6.2 The planning authority will use a combination of the Local Plan and Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the Parish and it will be made aware of any future planning applications or alterations to those applications by Basingstoke & Deane Borough Council. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

### LOCAL INFRASTRUCTURE IMPROVEMENTS

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6.4 Opportunities will be taken to utilise S106 agreements and/or the Community Infrastructure Levy and/or other grants to secure financial contributions to invest in improving local infrastructure. Should an opportunity arise, the Parish Council will review the evidence base and community consultations for the neighbourhood plan to inform its view in liaising with Basingstoke & Deane Borough Council. This is in addition to the infrastructure projects that are proposed to be delivered through site specific policies in this Neighbourhood Plan. A preliminary list has been set out below:

- The potential redevelopment of Ecchinswell Village Hall and Recreation area into a modern Community Hub perhaps including a modest number of small homes for the elderly and less mobile (Policies ESBG3/11).
- Green Corridors and biodiversity enhancement projects notably along the stream to the east of Ecchinswell and around the sites allocated for housing in ESBG3/4 . See policy ESBG 12 and Supporting Evidence Documents Supp Ev F/G/H
- Provision of EV charging points in public parking areas and in areas of housing where all/most parking is on the streets.
- Slow the Pace, Quiet Road Projects and Active Travel projects as outlined below and in the supporting evidence (document Supp Ev L (ESBG NP Active & Sustainable Travel Report)).

6.5 Driven by strong feeling across the community, one of the objectives both of, and in parallel with the ES&BG Neighbourhood Plan is to:

*“Reduce concerns over road safety and help community health and well-being by improvements to road layout, parking and traffic management hardware and by actions to encourage more walking and cycling.”*

This objective will be realised by action in the following areas:

- a) Safer roads – improved physical layout & traffic management hardware
- b) More walking/cycling – safe paths/cycleways
- c) Right-sized parking capacity in settlement centres which have parking bays in open/shared areas.

Area	Objective	Deliverable
a)	“Slow the pace” of traffic on our narrow roads.	<p>Change the “drivers view of the road” to slow traffic without damaging “sense of place”.</p> <p>Focus on perceived narrowing of roads and enhanced visibility of resident activity:</p> <ul style="list-style-type: none"> <li>➤ 30 mph limit &amp; “Slow the Pace” measures on C155 through Bishops Green</li> <li>➤ “Slow the Pace” projects in Ecchinswell (C155) &amp; Sydmonton (C57)</li> <li>➤ Moving 30mph limit on the C155 road from Kingsclere to Ecchinswell so it starts at the village boundary sign.</li> <li>➤ All repair and improvement of roads must include “slow the pace” action</li> <li>➤ All developments must include “slow the pace” at point of access and on roads within.</li> </ul> <p>Back Lane (U14), Featherbed Lane (C171) &amp; Hyde Lane (U31) to be designated “Quiet Lanes”</p>
	Minimise transit traffic especially HGVs	<p>Work with Hampshire CC to eliminate/minimise HGV traffic in inappropriate locations</p> <p>Ensure signage preventing transit traffic correctly sited and highly visible</p> <p>Ensure roads are suitable for local agricultural activity</p> <p>Any new rural business activity must be scaled and appropriate to the road network</p>
b)	Safer footpaths & cycle ways for key routes.	<p>New developments should have safe foot access to settlement facilities</p> <p>“Slow the Pace” &amp; “Quiet Lane” projects to focus on pedestrians/cyclists/riders</p>
	Improving access to Public Rights of Way	Work with Landowners to optimise year-round accessibility

Area	Objective	Deliverable
c)	Parking capacity matches demand	Design Standards to set minimum parking capacity for all developments Work with Sovereign/Vivid to optimise capacity in Bishops Green/Ecchinswell

See document *Supp Ev L ESBG NP Active & Sustainable Travel Report* in the supporting evidence for more detail.

### Other Non-Planning Matters

6.5 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current needs or problems in the parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward, as appropriate, through its day-to-day business and in partnership with the local community and relevant parties. Many relate to shortfalls in the critical services required for modern life:

- Reliable sewage treatment facilities with capacity fully meeting existing demand and with capacity increased before problems are encountered.
- Sufficient electricity supply and distribution capacity to enable widespread adoption of electric cars and heat pumps.
- Fast fibre broadband (FTTP) available across the parish with options for a range of service providers.
- Robust mobile phone/data coverage across the parish from all major suppliers
- In-parish delivery of simple/regular medical treatment especially for those without access to private car transport
- Ensuring access to a range of school options for children of residents.
- Transport options for those without access to private cars
- A better range of social/leisure/sporting opportunities for children of all ages – tots to teens.
- Improvements to parking capacity in Bishops Green and Ecchinswell
- Wider range of social/leisure/sporting opportunities for adults.
- Community-based projects for Green Infrastructure enhancement and Nature Recovery per Supporting Evidence documents Supp Ev F/G/H.
- Enhancement of facilities useful to the community available in Bishops Green and Ecchinswell Village halls – e.g. “work near home”, pop-up markets, etc.

The following Policies are defined on the **Main Policies Map and Inset Maps**.

ESBG1 – Settlement Boundaries for Bishops Green and Ecchinswell Village

ESBG3 – Housing in Bishops Green (Site BGI allocation boundary not yet fully defined for now shown as whole ~2 ha. field – an indicative sketch shown below)

ESBG4 – Housing in Ecchinswell (Site EX)

ESBG5 – Design Quality in the Parish (six Local Landscape Character Areas (LLCA), the boundaries defined in the AECOM Design Code. LLCA04 and LLCA06 lie within the settlement boundaries in ESBG1

ESBG6 – Design Quality in Ecchinswell Conservation Area

ESBG11(c) – Community Hub Ecchinswell (boundary of Site EZ)

ESBG14 – Local Green Spaces

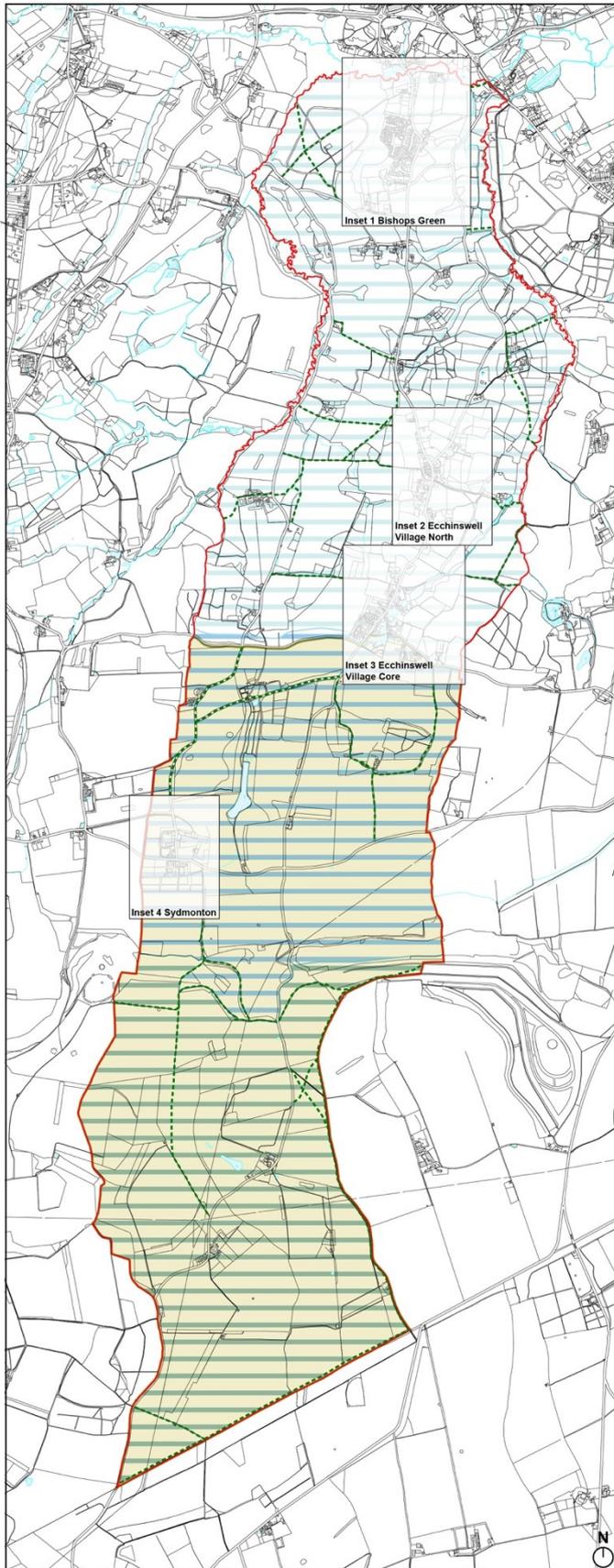
**Note:** High resolution pdf versions of these maps are in the booklet accompanying this plan (ESBG NP Submission Plan Booklet with Hi-Res Copies of Policy Maps)

### **Individual Policy Maps**

ESBG13 – Valued Landscape North Wessex AONB boundary

ESBG13 – Key Views (3 Maps)

# Policies and Inset Maps

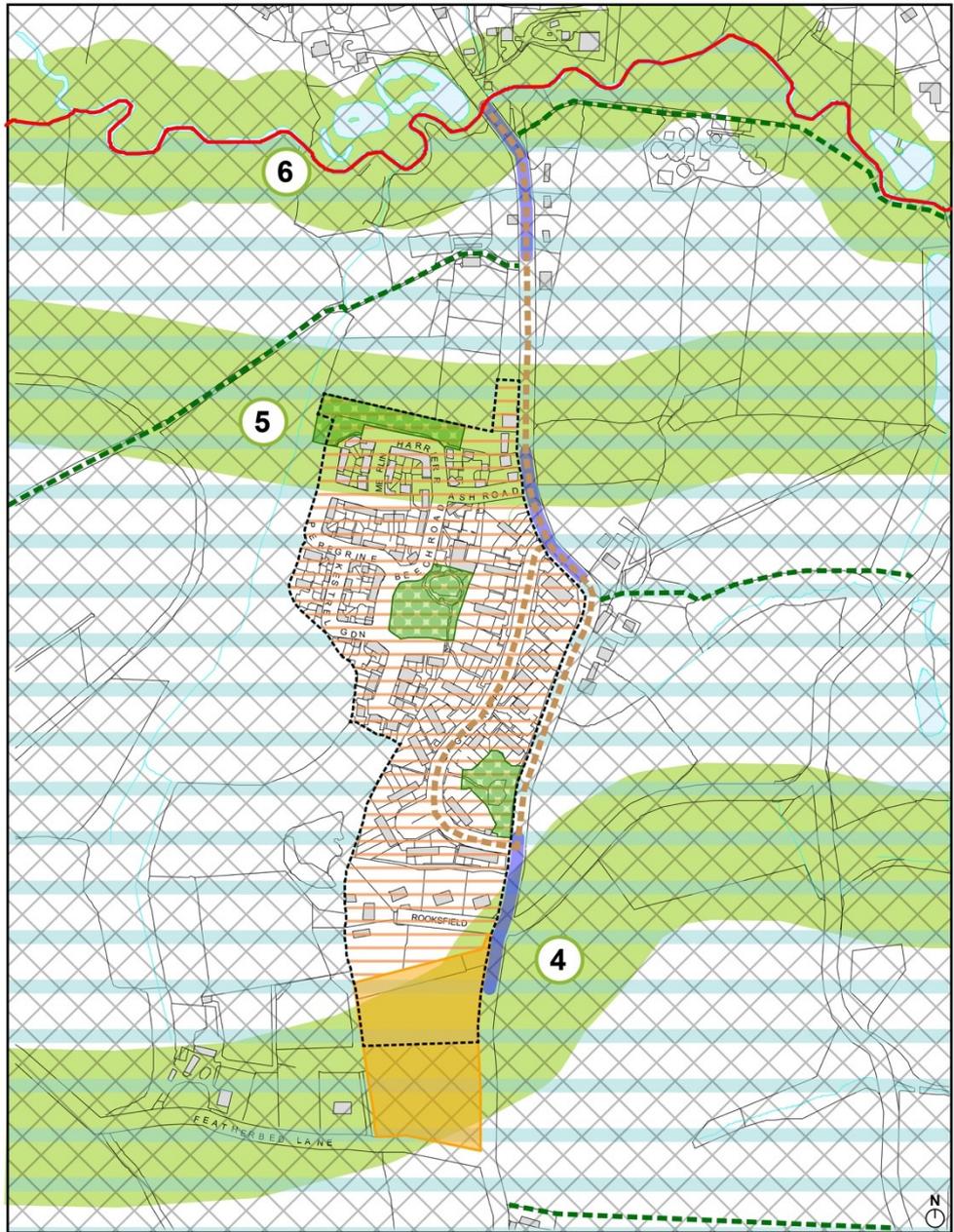


## ESBG Neighbourhood Plan Policies Map October 2022

### Key

- Parish Boundary
- ESBG5 Design Quality in the Parish
  - LLCA 01: Ecchinswell
  - LLCA 02: The Clere Scarp
  - LLCA 03: Great Lichfield Fown and Willesley Warren
- ESBG17 Encouraging Active and Sustainable Travel
  - Existing Footpaths
- North Wessex Downs AONB Boundary

# Policies Map Inset 1

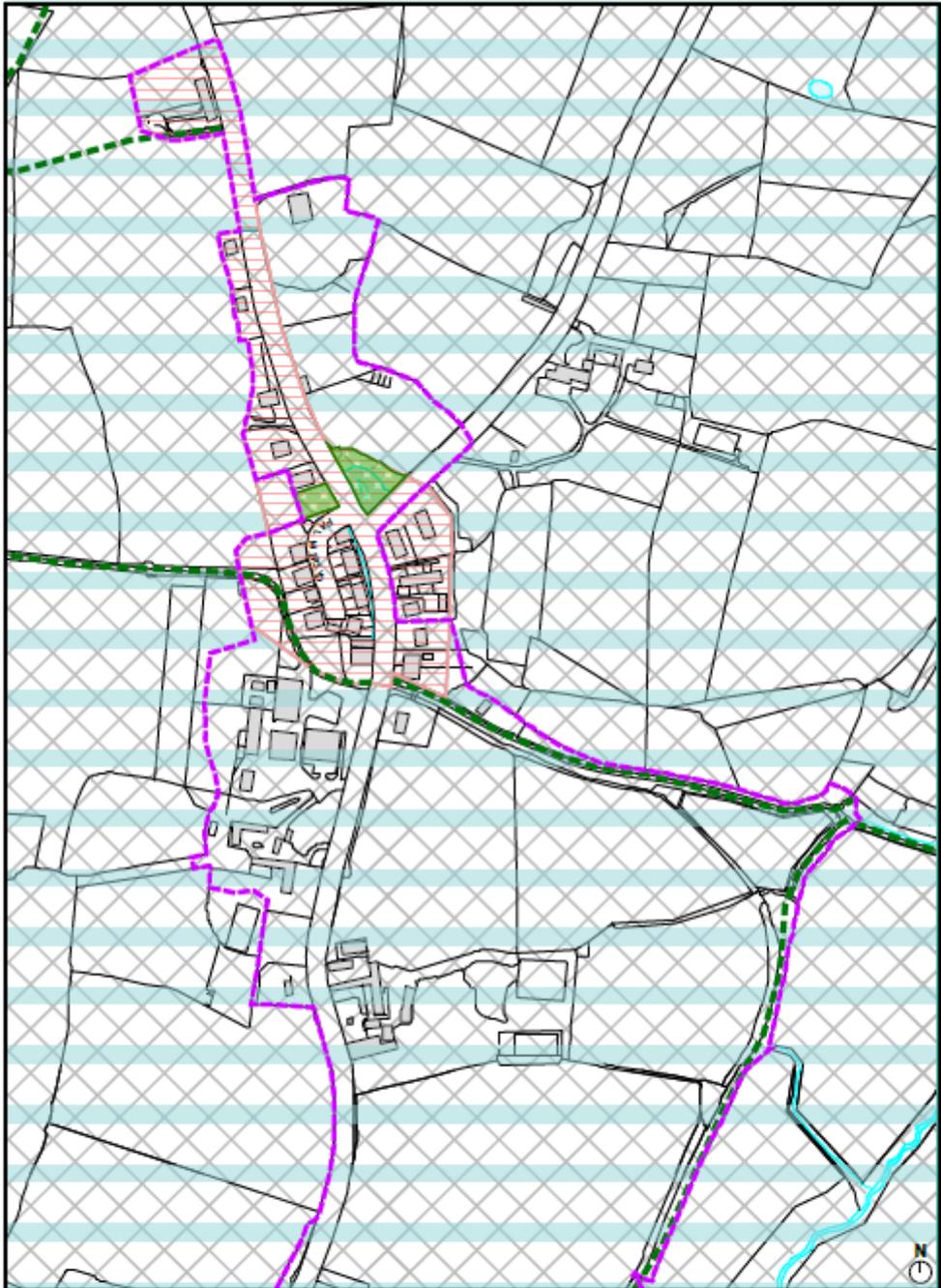


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## ESBG Neighbourhood Plan Policies Map Inset 1 Bishops Green October 2022

- |                                |                                    |                        |   |
|--------------------------------|------------------------------------|------------------------|---|
| Parish Boundary                | ESBG5 Design Quality in the Parish | ESBG12 Green Corridors | ESBG14 Local Green Spaces                       |
| ESBG1 Settlement Boundary      | LLCA 01: Echinswell                | 4. Bishops Green South | ESBG 17 Encouraging Active & Sustainable Travel |
| ESBG1 Countryside              | LLCA 04: Bishops Green             | 5. Bishops Green North | Existing Footpaths                              |
| ESBG3 Housing in Bishops Green |                                    | 6. Enborne River       | Existing Bus Routes                             |
|                                |                                    |                        | Slow the Pace                                   |

## Policies Map Inset 2

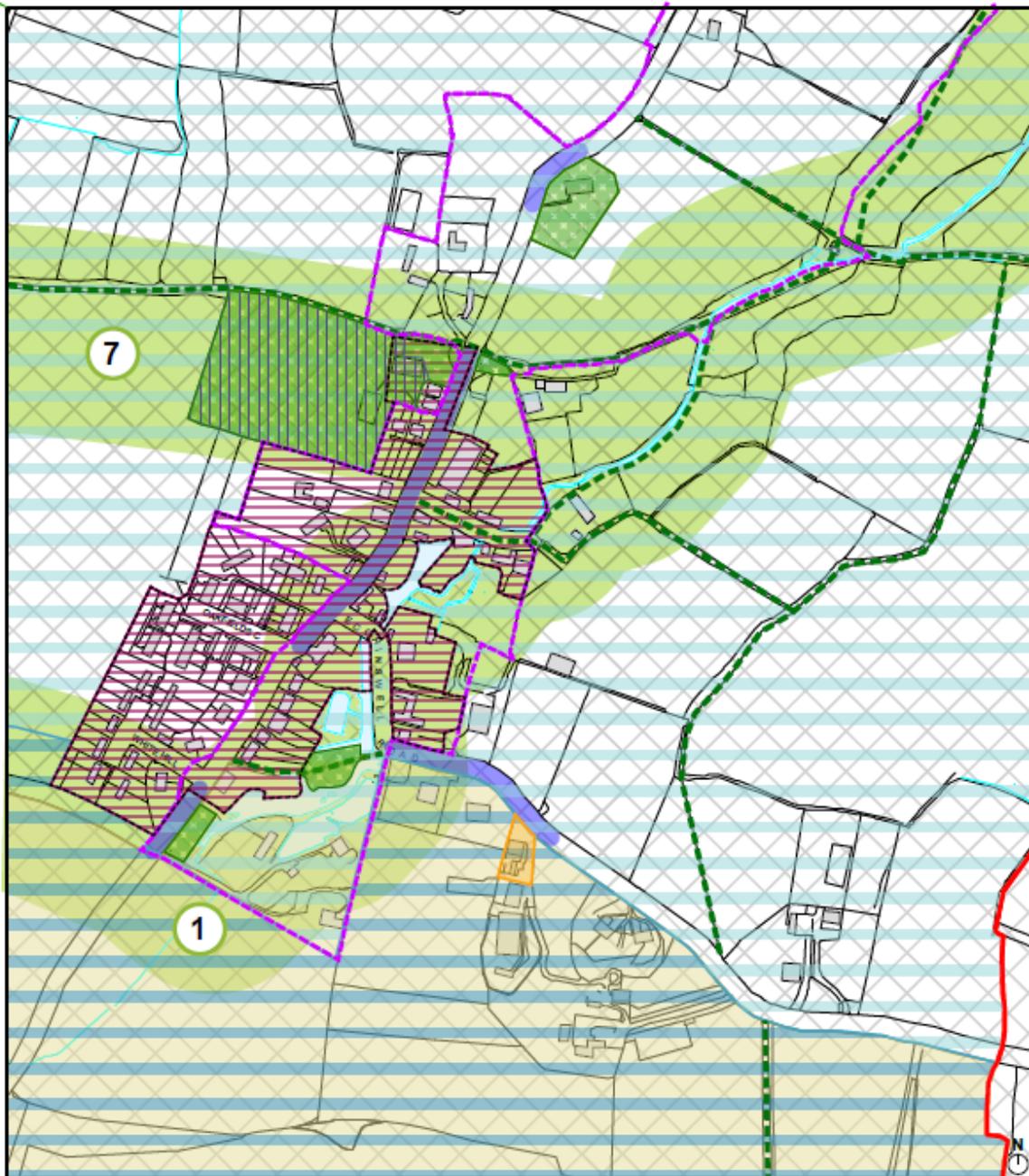


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### ESBG Neighbourhood Plan Policies Map Inset 2 Echinswell Village North October 2022

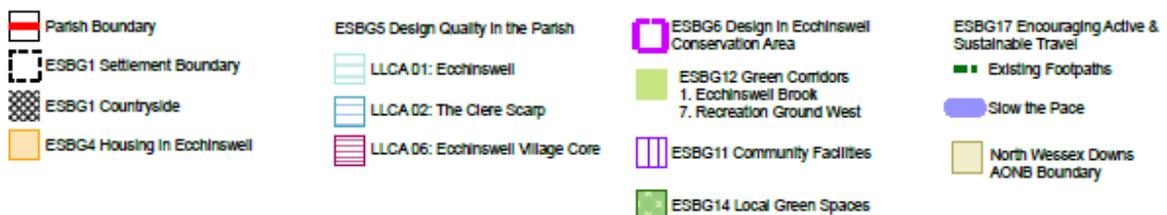
- |   |  |
|---|--|
|  Parish Boundary                   |  ESBG6 Design in Echinswell Conservation Area   |
|  ESBG1 Countryside                 |  ESBG14 Local Green Spaces                      |
| ESBG5 Design Quality in the Parish  |  |
|  LLCA 01: Echinswell               |  Existing Footpaths                             |
|  LLCA 05: Echinswell Village North |  Slow the Pace                                  |
|   |  ESBG17 Encouraging Active & Sustainable Travel |

### Policies Map Inset 3

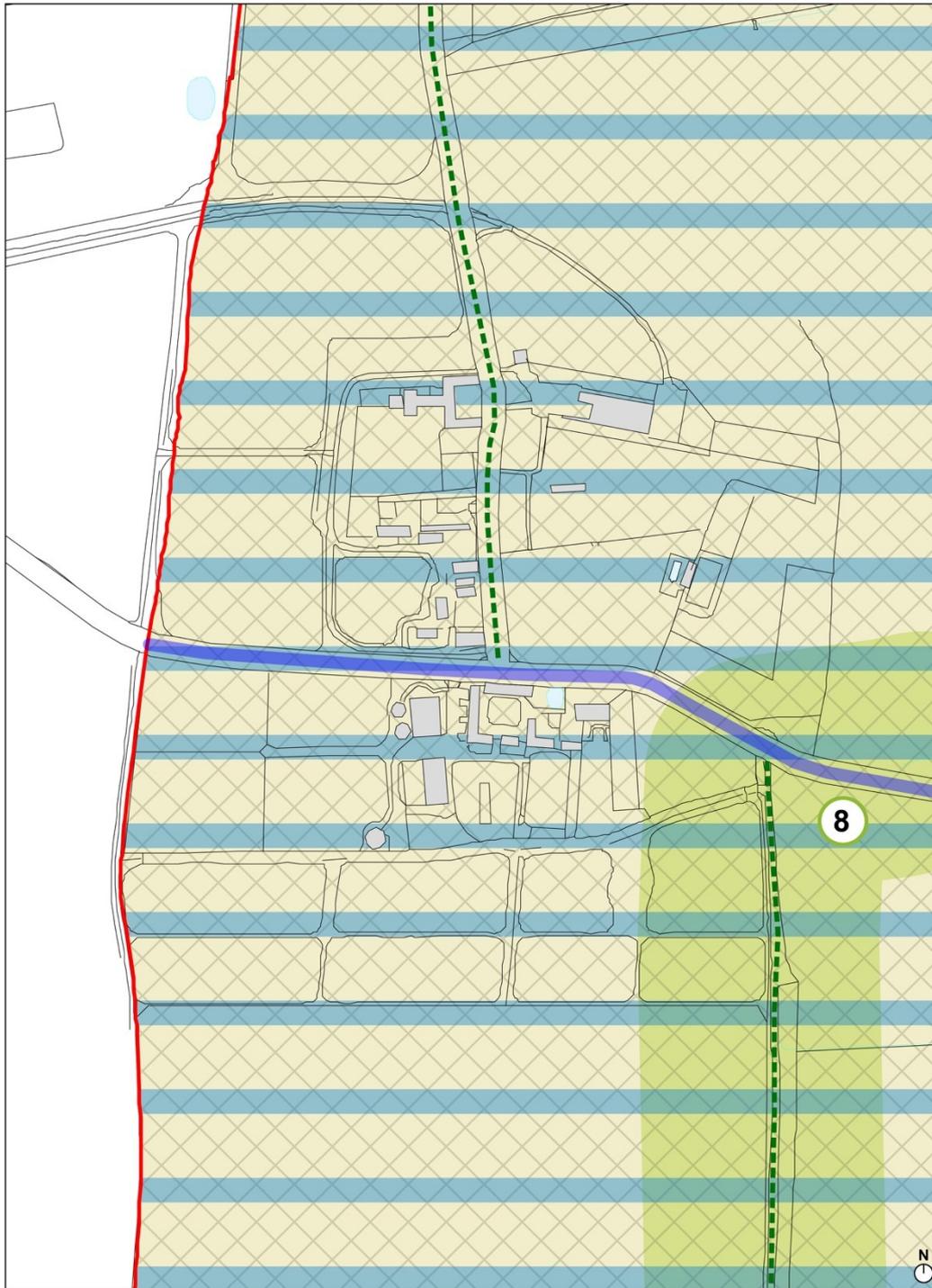


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### ESBG Neighbourhood Plan Policies Map Inset 3 Ecchinswell Village Core October 2022



# Policies Map Inset 4



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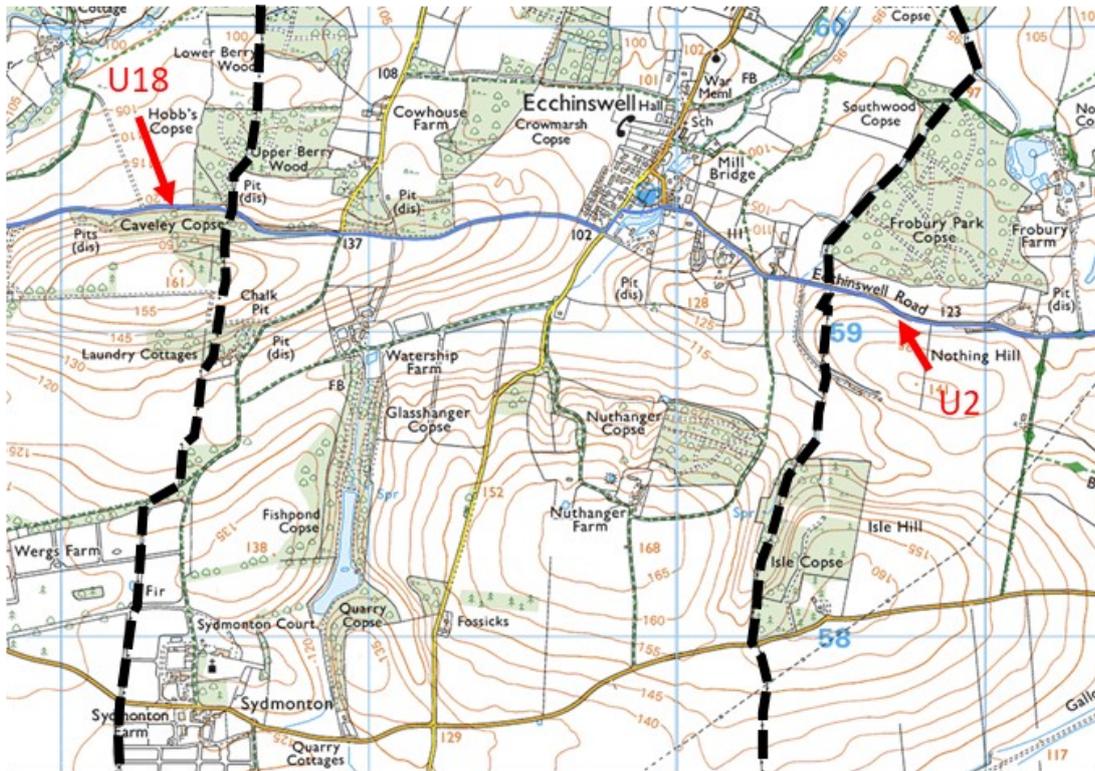
## ESBG Neighbourhood Plan Policies Map Inset 4 Sydmonton October 2022

- |                   |  |  |                                     |
|-------------------|--|--|-------------------------------------|
| Parish Boundary   | ESBG5 Design Quality in the Parish<br>LLCA 02: The Clere Scarp | ESBG17 Encouraging Active and Sustainable Travel<br>Existing Footpaths | North Wessex Downs<br>AONB Boundary |
| ESBG1 Countryside | ESBG12 Green Corridors<br>8. Ecchinswell to Sydmonton          | Slow the Pace  |                                     |

# ESBG13 Valued Landscape North Wessex AONB

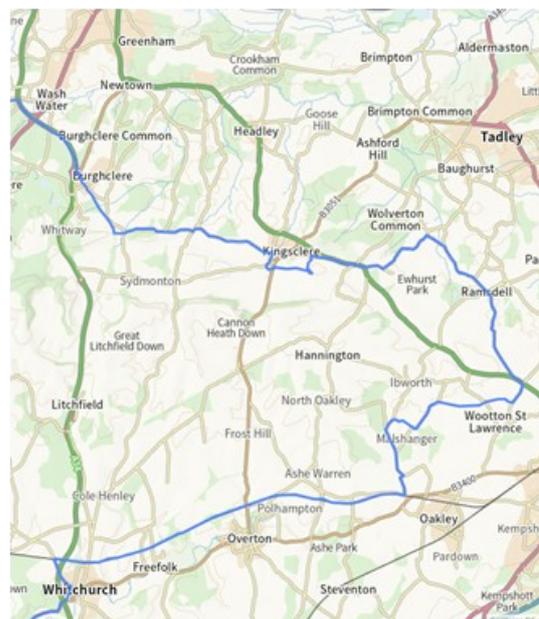
## North Wessex AONB Boundary

All of the parish south of the blue line is in the AONB. In the parish, the AONB boundary is formed by the U2 (Ecchinswell Road going east towards Kingsclere) and by the U18 (going west from Ecchinswell towards Old Burghclere)



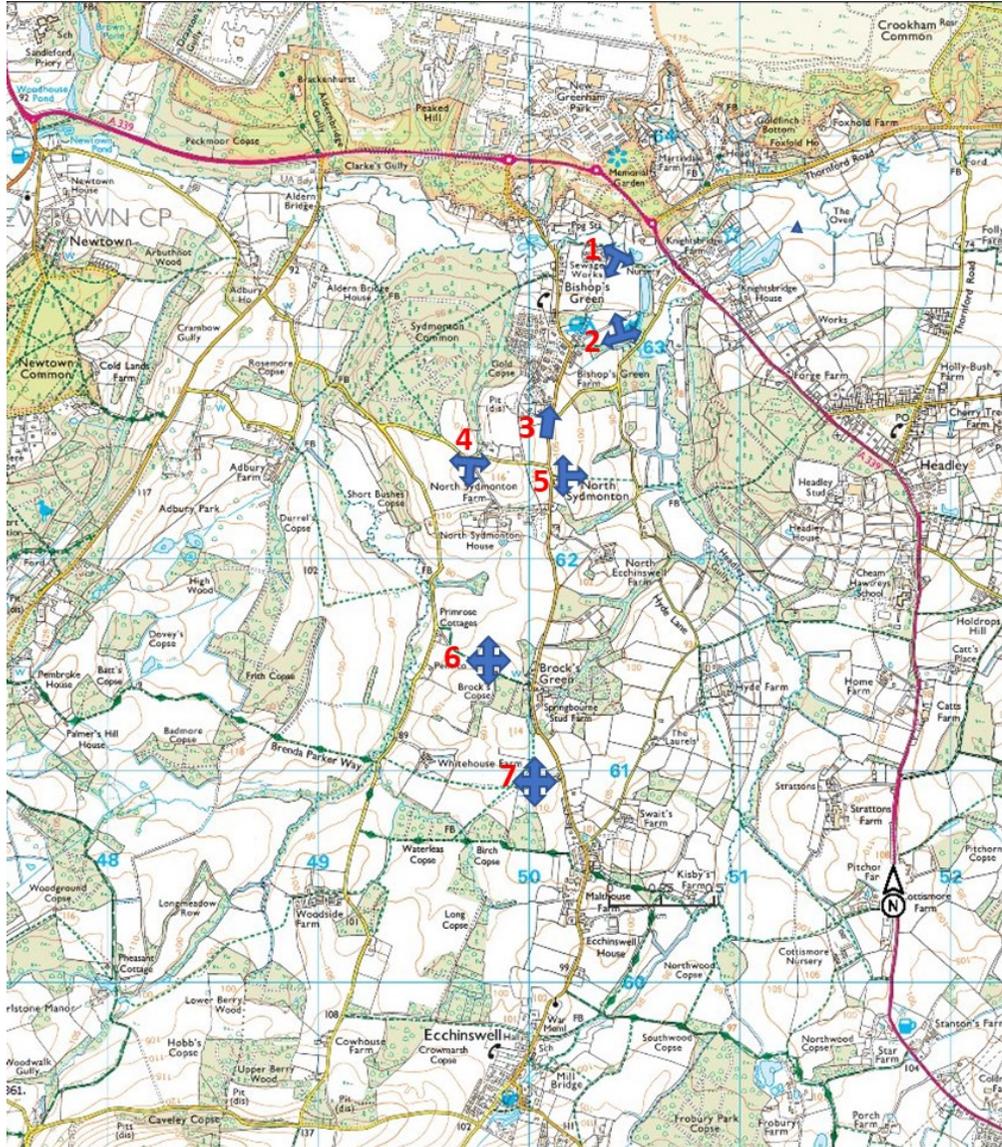
---  
Parish Boundary

—  
AONB Boundary



<https://www.northwessexdowns.org.uk/interactive-map/https://environment.data.gov.uk/catchment-planning/ManagementCatchment/3097>

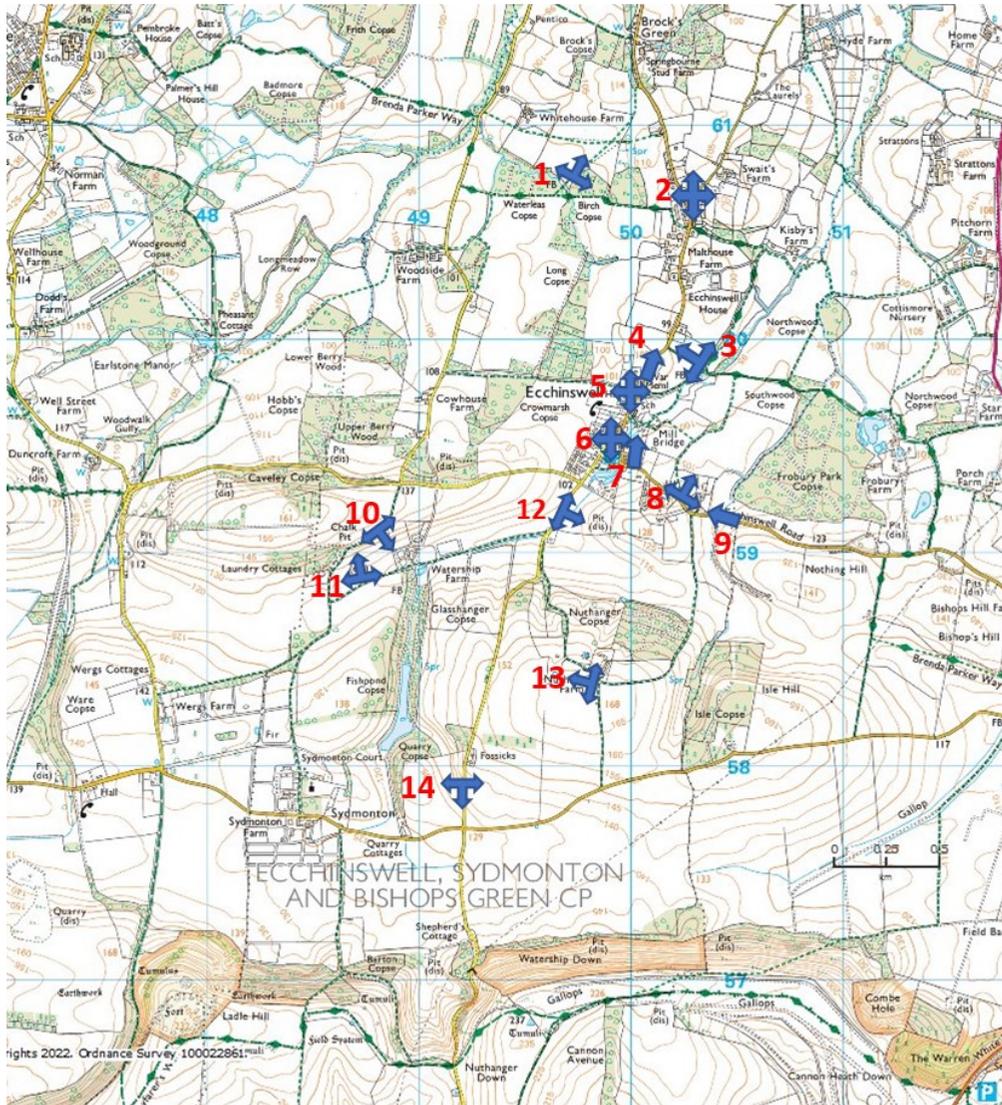
# ESBG13 Key Views Maps (1 of 3)



## Key View Locations in North of Parish

-  360 degree view
-  180 degree view
-  linear view

## ESBG13 Key Views Maps (2 of 3)



### Key View Locations in Centre of Parish



360 degree view

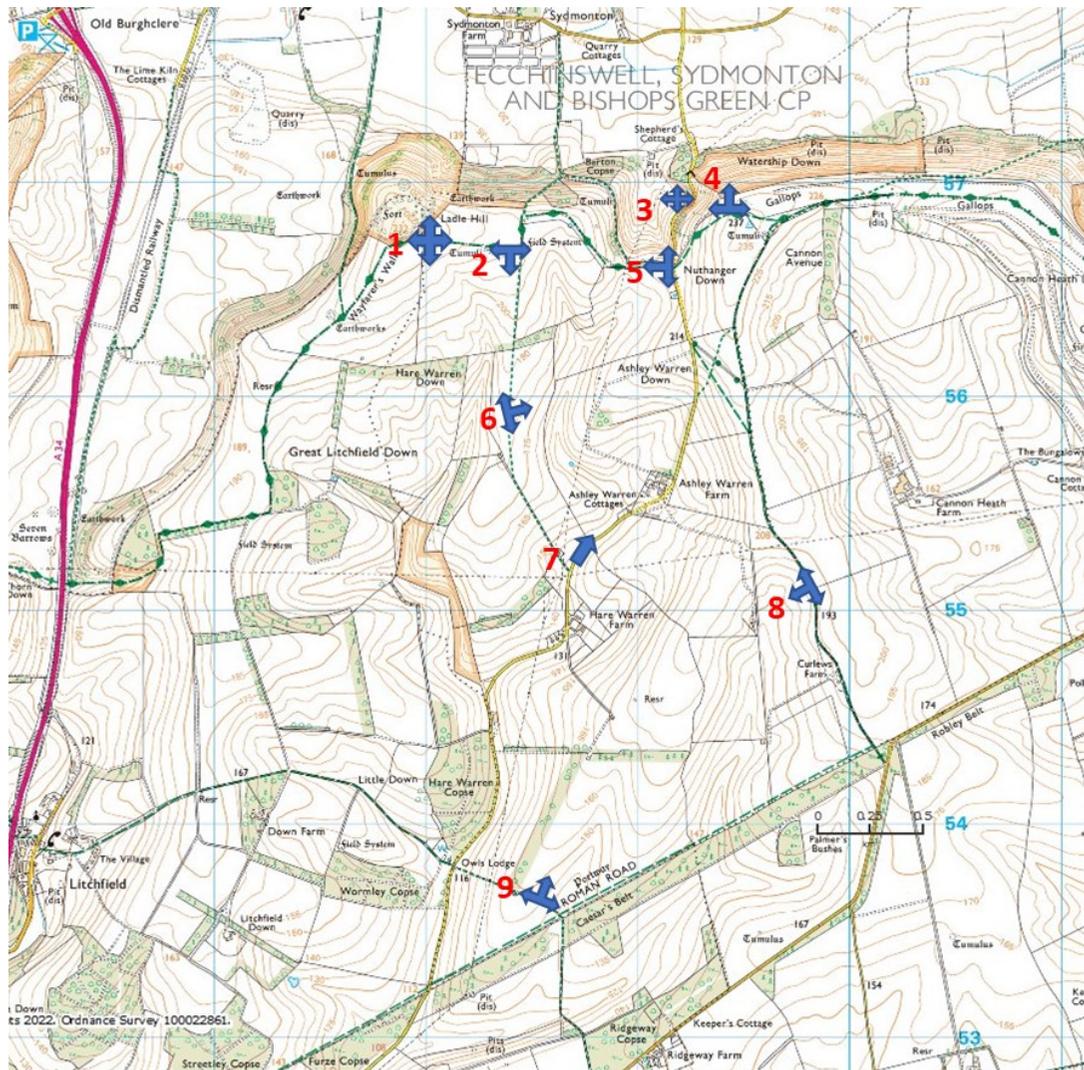


180 degree view



linear view

### ESBG13 Key Views Maps (3 of 3)



### Key View Locations in South of Parish



360 degree view



180 degree view



linear view

## SCHEDULE OF DOCUMENTS

The list below contains all documents prepared, collected and reviewed in the process of preparing the ES&BG Submission Plan.

All documents can be accessed [here](https://tinyurl.com/4zs2krsx). (<https://tinyurl.com/4zs2krsx>)

<b>ES&amp;BG NP Submission Plan Principle Documents</b>
ESBG NP Submission Plan
Submission Plan Appendix A ESBG NP Indicative Housing Letter ex B&D BC
Submission Plan Appendix B ESNP NP Design Guidance and Codes
ESBG NP Submission Plan Booklet with Hi-Res Copies of Policy Maps
ESBG NP Consultation Statement & Appendices (A-K)
ESBG NP Basic Conditions Statement
ESBG NP AECOM Final SA/SEA Report
ESBG NP EQIA Report
<b>ES&amp;BG Submission Plan Supporting Evidence</b>
See table below
<b>Links to other published documents.</b>
See table below

## SUPPORTING EVIDENCE & OTHER DOCUMENTS

<b>ES&amp;BG NP Submission Plan Supporting Evidence Documents</b>
Supp Ev A ESBG NP SEA-HRA Screening Reports & Decision Notices
Supp Ev B ESBG NP Settlement Boundaries
Supp Ev C ESBG NP Small Rural Settlement Sustainability and Housing Need Report
Supp Ev D ESBG NP Landscape Character Report
Supp Ev E ESBG NP Key Views Report
Supp Ev F ESBG NP Green Infrastructure Report
Supp Ev G ESBG NP Nature Recovery Report
Supp Ev H ESBG NP HBIC Ecology & Biodiversity Report
Supp Ev I ESBG NP Dark Skies Report
Supp Ev J ESBG NP EVH Community Hub Proposal
Supp Ev K ESBG NP Community Facilities and Businesses Report
Supp Ev L ESBG NP Active and Sustainable Travel Report
Supp Ev M ESBG NP Historic England Listed Structures
Supp Ev N ESBG NP B&D BC Locally Listed Buildings
Supp Ev O ESBG NP Green Space Report
Supp Ev P ESBG NP Site BGI Design Report
Supp Ev Q ESBG NP Site EX Design Report
Supp Ev R ESBG NP ESBG 16 POE Guidance
<b>Links to B&amp;D BC/Hampshire CC/North Wessex Downs AONB/other Documents</b>
B&DBC Local Plan, Supplementary Planning Documents and Evidence base ( <a href="#">Link</a> )
B&DBC Interim Position Statements and Guidance Notes ( <a href="#">Link</a> )
Basingstoke and Deane Landscape Character Appraisal (2021) ( <a href="#">Link</a> )
Hampshire Biodiversity Information Centre Monitoring Report; 2020/2021 ( <a href="#">Link</a> )
North Wessex Down AONB Landscape Character Appraisal (2002) ( <a href="#">Link</a> )
North Wessex Down AONB Management Plan 2019 – 2024 ( <a href="#">Link</a> )
National Model Design Code (October 2021) ( <a href="#">Link</a> )